

# CF5 4DY

## Entrance Hall

Entered via a Upvc door with leaded glazed insert.  
Stairwell. Radiator. Door leading into:

## Lounge 15'2" x 11'5"

A generous sized lounge with bay window to front.  
Radiator. Door leading into:



## Kitchen Breakfast Room 15'6" x 9'8"

A large kitchen dining area in need of refitting. Radiator.  
Upvc French style doors to rear garden. Tiled floor.  
Access to rear lobby.

## Rear Lobby

Sites a wall mounted gas boiler that has been turned off and may need replacing.

## Cloakroom W.C.

Low level W.C. Radiator. Window

## First Floor Landing

Doors off leading to three bedrooms & bathroom W.C.

### Bedroom One 10'4" x 10'9"

Double sized bedroom. Window to front. Radiator. Fitted wardrobe in need of repair



### Bedroom Two 10'4" x 9'10"

Double bedroom. Window to rear. Closet. Radiator



### Bedroom Three 7'9" x 7'0"

Single sized bedroom. Window to front. Radiator.  
Stairwell rising up to:

## Loft Room

Two Velux Windows. Radiator. Storage space to eaves.  
(Please note that there is no building regulation certificate to hand)

## Bathroom W.C.

In need of refurbishment. At present Low level W.C.  
Wash hand basin. Paneled bath. Tiled walls. Window.  
Chrome heated towel rail

## Front Garden

Concrete based hardstand offering off road parking.

Small lawn. Block wall and decorative wrought iron gates.

## Rear Garden

Large level plot in need of cultivating. Enclosed by timber fencing



## FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

## PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.



## TENURE

The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

## VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Please note that any services, heating system or appliances have not been tested and no warranty can be given as to their working order

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	64	73	<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 		<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 	





## 24 Illtyd Road, Ely, Cardiff, CF5 4DY



Offering Excellent Potential For A Family Home Can Be Found This Three Bedroom End Of Terrace House In Need Of Update & Repair. Accommodation Briefly Comprises Of Entrance Hall, Lounge, Kitchen Breakfast Room, Ground Floor W.C. The Aforementioned Bedrooms, Bathroom & Loft Space. Off Road Parking Ton Front. Large Level Garden To Rear. Upvc Windows & Doors. Council Tax Band 'B' Ideal Purchase For Builders, Landlord Investors Etc...EPC Rating 'D' \* WE ARE ACTING IN THE SALE OF THE ABOVE MENTIONED PROPERTY AND ARE NOW IN RECEIPT OF AN OFFER OF £150,000 ON THE ABOVE PROPERTY. ANY INTERESTED PARTIES MUST SUBMIT ANY HIGHER OFFERS IN WRITING TO OURSELVES (THE SELLING AGENT) BEFORE EXCHANGE OF CONTRACT