

131 Bishop Hannon Drive, Pentrebane  
Cardiff  
CF5 3QU

Communal Hall & Stairs

Enter via a timber door. Stairwell rising to second floor landing. Timber door leads into

Entrance Hall

Doors off to lounge, two bedrooms & bathroom W.C. Linen Cupboard. Access to kitchen. Grey laminate floor

Lounge 14'0" x 9'10""1991'5"

An ;L' shaped living room with window to front. Electric convector heater. Archway serving hatch from kitchen



Kitchen 7'7" x 7'0"

A recently fitted kitchen housing a good selection of white wall and base units incorporating worktop space with stainless steel sink unit & mixer tap. Electric cooker point. Plumbing for washing machine. Breakfast bar. Grey laminate flooring



Bedroom One 9'2" x 8'7"

Double bedroom with fitted wardrobe with mirror insert. Window to rear. Electric convector heater



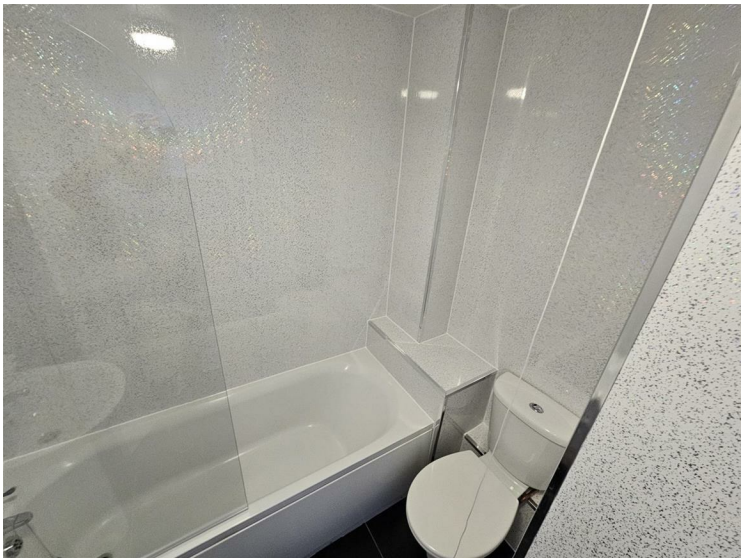
Bedroom Two 7'5" x 6'11"

Window to rear. Electric convector heater



Bathroom W.C.

Refurbished boasting a newly installed white suite comprising low level W.C. Pedestal wash hand basin. Panelled bath with electric shower over and glazed screen. Tiled floor. UPvc decorative cladded walls



Communal Garde. Parking Plot

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 LEASEHOLD 110.00 Years remaining. Ground Rent £100.00 per annum. Insurance policy in place to cover service and maintenance £340.69 per annum. 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.

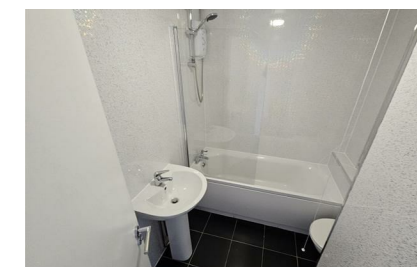
| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |





## 131 Bishop Hannon Drive, Pentrebane, Cardiff, CF5 3QU



First Time Buyers Look! At This Popular Development Can Be Found This Recently Refurbished Purpose Built Second Floor Apartment With A Long Lease. Accommodation Briefly Comprises Of Entrance Hall, Lounge, Newly Installed Kitchen & Bathroom With Shower, Two Bedrooms. Electric Heating. Parking Plot. New Carpets. Vacant Possession. Energy Rating 'C' Council Tax Band 'B' Viewing Recommended.