

39 Lauriston Park, Caerau  
Cardiff  
CF5 5QB

Hallway

Entered via upvc front door, laminate flooring, door to Lounge, open plan to:-



Kitchen 8'0" x 8'0"

Fully fitted kitchen with integrated electric oven, gas hob and extractor fan, one and half bowl white ceramic sink and drainer with mixer tap, plumbed for washing machine, space for Fridge/freezer, tiled splash back, window to front.



Lounge 16' 8" x 12'6"

A lovely spacious lounge with open plan spiral staircase, t.v. aerial point, Upvc d.g. patio doors to rear garden.



First Floor

Access to loft then doors leading to:-

Bedroom One 10'0" (to wardrobe) x 9'1"

Double bedroom, floor to ceiling fitted wardrobes with inset mirror, window to rear.



Bedroom Two 9'12" (to wardrobe) x 7'11"

Double bedroom once again with floor to ceiling fitted wardrobes with inset mirror, further built in airing cupboard housing gas central heating boiler, window to front.



Shower Room

White suite comprising shower cubicle with multi functioning shower sprays and head, glazed shower doors, low level w.c., vanity wash hand basin with tiled splash back, cushion floor, window to side.

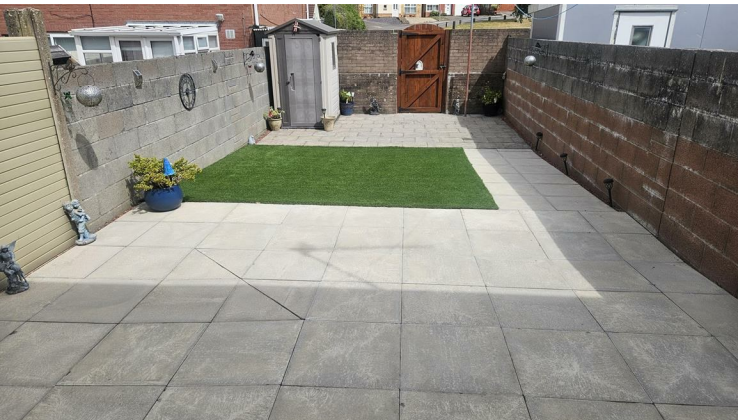


Outside Front

Large blocked paved driveway with plenty of off road parking, gate to side giving access to rear garden.

Rear

A lovely sized and sunny rear garden which is mainly laid to patio and a small area of Astro turf lawn, gate to rear access, brick and steel fence boundary walls. Garden shed.



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.

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





## 39 Lauriston Park, Caerau, Cardiff, CF5 5QB



Hoskinsmorgan Are Pleased To Offer For Sale This Really Lovely and Well Presented Two Double Bedroom End Of Link House On The Popular Lauriston Park Development. The Property Further Comprises: Fitted Kitchen, Very Spacious Lounge With Open Plan Spiral Staircase, Two Double Bedrooms With Fitted Robes, Shower Room, Gas C/H., Upvc D.g. Windows and Doors, Large Sunny Rear Garden, Block Paved Driveway, Ideal First Time Buy!!