

8 Bacton Road, Gabalfa
Cardiff
CF14 2PN

Hallway

Entered via upvc d.g front door, laminate flooring, stairs to first floor, doors leading off to:-



Lounge 11'9" x 13'7"

Large picture window to front, laminate flooring, t.v. aerial point, open plan to:-



Dining Room 10'2" x 9'2"

Upvc., D.g. French Style doors to rear garden, Laminate flooring, door to:-



Kitchen 10'4" x 8'5"

Fitted with a range of wall and base units, one and half bowl sink and drainer with mixer tap, plumbed for washing machine. space for gas cooker and fridge/freezer, window to rear, tiled splash, ceramic tiled floor, half glazed door to:-



Outhouse

upvc door and window to side, cushion floor, door to:-

W.C

Low level w.c., cushion flooring.

First Floor Landing

Window to side, loft access then doors leading off to:-

Bedroom One 11'11" x 10'10"

Double bedroom, built in storage cupboard, window to front,

Bedroom Two 13'4" x 9'10"

Double bedroom, built in wardrobe, window to rear.

Bedroom Three 8'7" x 9'3"

Good size 3rd Bedroom with window to front and built in storage cupboard.

Bathroom

White suite comprising paneled bath with electric shower over and glazed shower door, pedestal wash hand basin, low level w.c., cushion flooring, tiled walls to bath sink and toilet areas, window to rear.

Outside front

Large block paved driveway with parking for at least 3 cars, gate to side giving access to rear.

Rear Garden

Huge rear garden which is the size of a small football pitch and has a large block paved patio then laid to lawn, further decked patio to rear of garden, garden shed, enclosed by means of brick boundary wall and wood

panel fencing, gate to side giving access to side of property and access to a large integral outhouse.



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

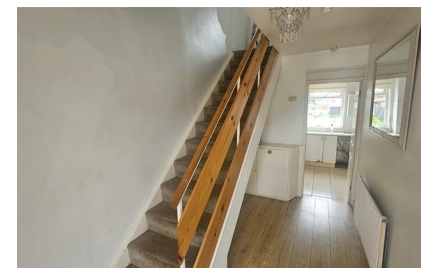
Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating		
	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		
63		70
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Situated In This Very Popular Location Being Close To Both Welsh/English Medium Schools and The Lovely High Street In Llandaff North With Its Array Of Shops/Cafes/Pub etc., The Property Further Comprises: Hallway, Lounge, Dining Room, Kitchen, D.S. W.C., Three Good Size Bedrooms, Bathroom, Large Outhouse, Huge Rear Garden, Plenty of Off Road Parking, Gas C/h., The Property Would Benefit From Some Updating Namely Kitchen and Redecoration But Given The Location It Makes Viewing A Must. Council Tax Band 'C' Energy Rating 'D' (Please Note The Roof Is Being Tiled In The Next Few Weeks).