

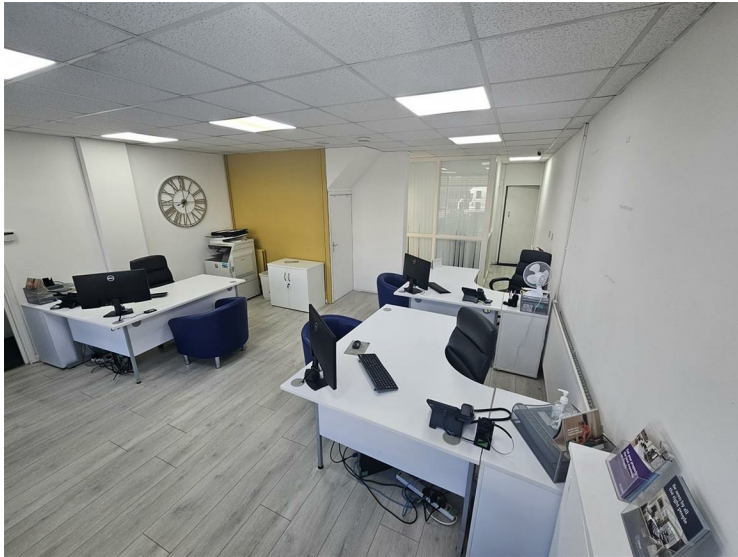
31 Wilson Road, Ely
Cardiff
CF5 4LL

Entrance Hall

Entered via a roller shutter & timber door. Stairwell rising to first floor landing. Radiator. Door leading down to basement. Security door leads into

Showroom 18'2" (min) x 17'4" (max)

A light and spacious area with large windows and door to front. Two radiators. Understairs storage cupboard. Doors leading to two offices & cloakroom W.C.



Office One 10'7" x 7'7"

Window to rear. Radiator

Office Two 7'5" x 5'9"

With glazed partition looking on to showroom.

Cloakroom W.C.

Low level W.C. Pedestal wash hand basin.

First Floor Landing

Doors off leading to three rooms, kitchen, cloakroom W.C. & Storeroom

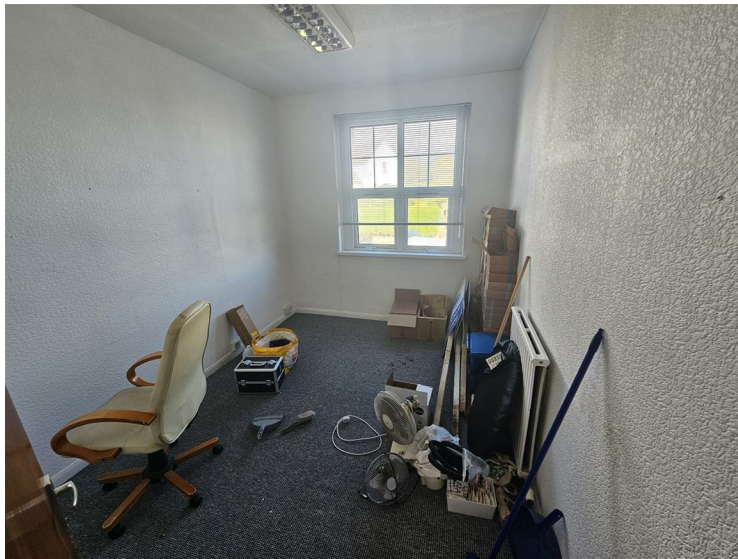
Room One 10'10" x 9'7"

A decent sized room. Window to front. Radiator



Room Two 11'9" x 8'8"

Again, a good sized room. Window to front. Radiator



Room Three 10'10" x 8'4"

Window to rear. Radiator (Presently used as a nail salon)

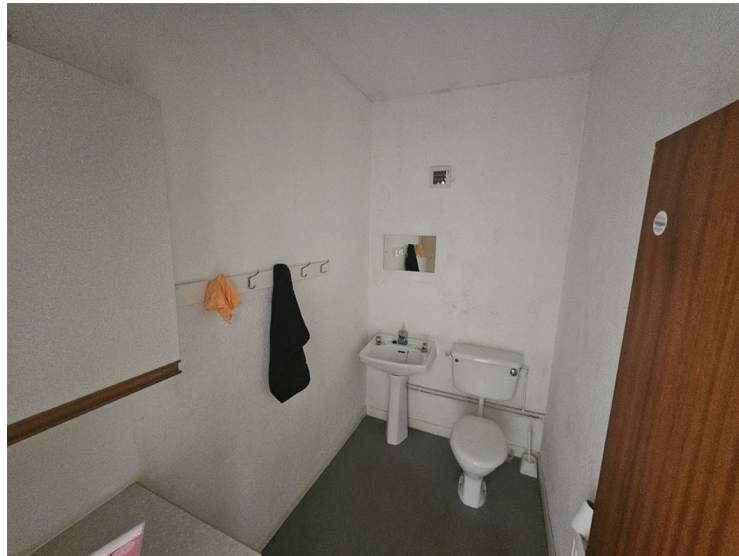
Kitchen 7'10" (min) x 6'10"

A well proportioned kitchen housing a selection of cream wall and base units incorporating worktop space with sink unit & mixer tap. Tiled splashbacks. Window. Wall mounted gas combination boiler fires heating and hot water.



Wash Room

Low level W.C. Pedestal wash hand basin. Single wall and base unit. Radiator



Basement

With stairwell leading down to a good sized area with light supply

Rear Garden

Very large plot to rear in need of cultivation.



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		
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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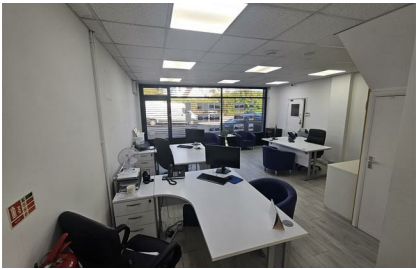
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Victoria Park,
Cardiff
CF5 1BL

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31 Wilson Road, Ely, Cardiff, CF5 4LL



At The Busy Shopping Precent At Wilson Road, Ely, Off Cowbridge Road West Can Be Found This Substantial Mid Terrace Property That Features A Large Self Contained Showroom & Offices To The Ground Floor Together With Three Rooms, Kitchen & W.C. To First Floor. There Is Also A Basement Area That Would Be Ideal For Storage. Large Rear Garden (In Need Of Cultivation) Upvc Windows. Security Roller Shutters. Gas Central Heating With Combination Boiler. Ideal Investment Potential. Rateable Value £7,100 PA. Well Worth Viewing

£220,000