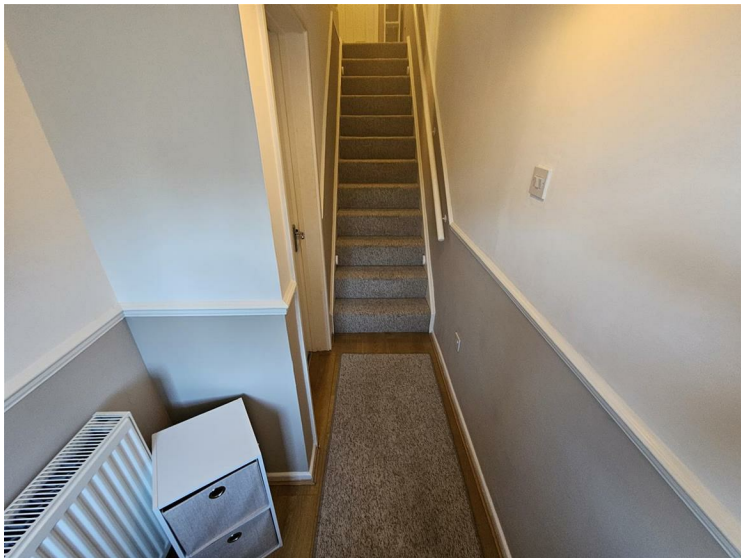


58 Lauriston Park, Caerau
Cardiff
CF5 5QA

Entrance Hall

Entered via a 1/2 glazed Upvc door into this light and inviting hall. Stairwell rising to first floor landing with integral lights to stairwell. Dado rail. Radiator. Laminated floor. Panelled door leads into:



Lounge 14'5" x 11'0" (max)

A generous and well presented living room with window to front. Radiator. Dado rail. Sliding door to second living room. Door leading to

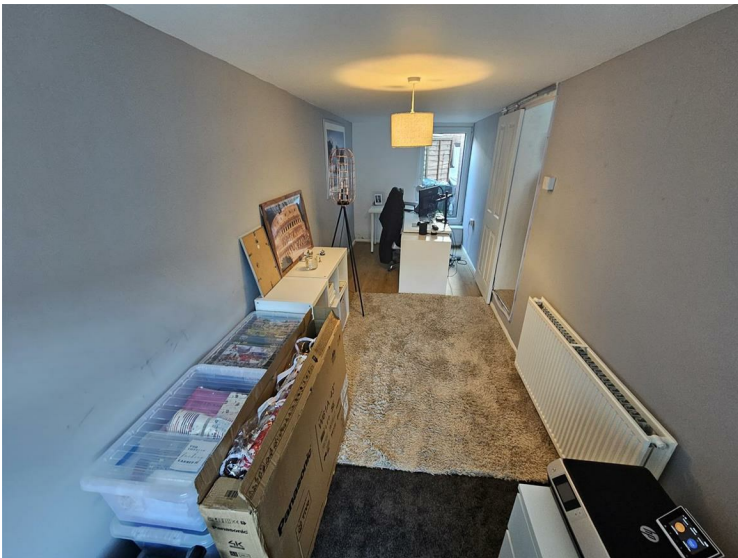


Kitchen Dining Room 14'4" x 9'10"

A light and spacious kitchen dining area featuring a good selection of quality Cream coloured Gloss wall & base units incorporating stainless steel sink unit & mixer tap. Plumbing for washing machine. Integrated gas hob, electric oven & extractor canopy. Tiled splashbacks. Laminated floor. Radiator. Understairs storage cupboard. Window & Upvc glazed door leading out to rear garden.

Sitting Room 21'3" x 6'4"

An excellent garage conversion into this second room presently being used as an office with versatility to be used as sitting room, nursery, study etc.....Windows to front & rear. Laminated floor. Radiator



First Floor Landing

White panelled doors leading off to three bedrooms, bathroom W.C. & Linen cupboard that sites a wall mounted 'Ideal' gas combination boiler that fires domestic hot water and central heating. Loft space

Bedroom One 11'11" x 7'10"

Good sized double bedroom with fitted floor to ceiling mirror framed wardrobes. Radiator. Window to front



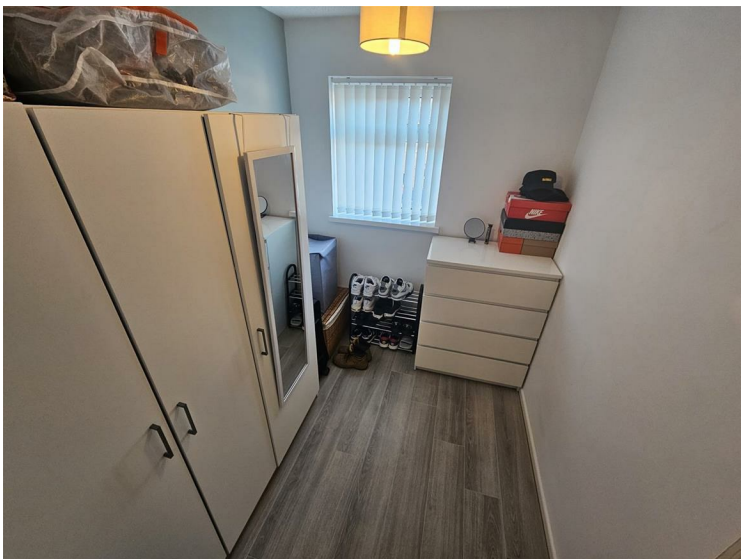
Bedroom Two 11'0" x 7'9"

Double sized bedroom. Window to rear. Radiator



Bedroom Three 8'10" x 6'0"

Single sized bedroom. Grey laminated floor. Window to front. Radiator



Bathroom W.C.

Featuring a modern suite comprising of low level W.C. Pedestal sink hand basin. Panelled bath with electric shower over & glazed screen. Tiled walls & floor. Radiator. Window



Front Garden

Lawned area. Paved path leading up to property. Concrete based hardstand offering off road parking

Rear Garden

Paved patio area leading to stone based area. Garden is 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:

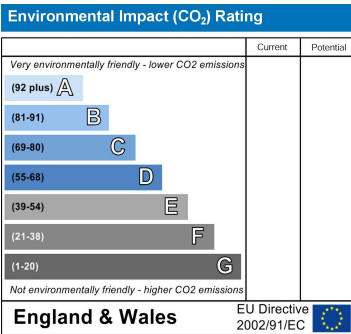
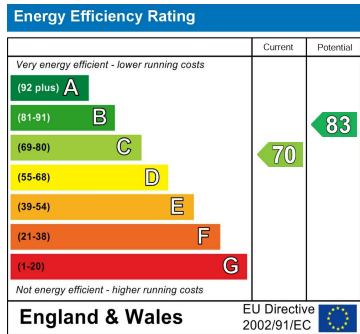
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT 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.





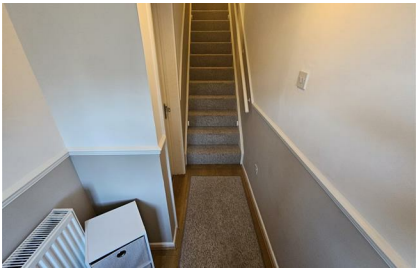
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Cardiff
CF5 1BL

Tel: 029 2055 3056
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Really Must Be Viewed! A Very Nicely Presented Semi Detached House Situated At This Popular Residential Development At The West Side Of The City. Accommodation Briefly Comprising Of Entrance Hall, Lounge, 14; Quality Fitted Kitchen Dining Room With Oven & Hob, 21' Garage Conversion Into A Versatile Room, Three Bedrooms & Tiled Bathroom W.C. Upvc Windows & Doors. Gas Central Heating. Gardens To Front & Rear. Off Road Parking. Energy Rating 'C' Council Tax Band 'C' (Tenant in Situation Paying Rent Of £850.00 pcm) Call Today To Book A Viewing

£190,000 Freehold