

Entrance Hall

Entered via a 1/2 glazed Upvc door. Radiator. Laminate flooring running through to dining room via a panelled door.

Dining Room 11'0" x 9'0"

A decent sized room featuring a built in computer station under stairs. Coved ceiling. Radiator. Access to stairwell and kitchen through access into



First Floor Landing

Doors leading off to two bedrooms & bathroom W.C. Loft space

Bedroom One 12'2" x 10'1"

Double bedroom with two windows to front. Laminate flooring. Radiator.

Bedroom Two 11'3" x 7'6"

A good sized bedroom. Window to rear. Radiator. Closet sites a wall mounted 'Ideal' gas combination boiler that fires domestic hot water and heating system.

Bathroom W.C. 8'0" x 5'8"

Boasting a recently installed quality white coloured suite comprising of low level W.C. Pedestal wash hand basin. Panelled bath with glazed screen and chrome mains fed mixer shower over. Chrome heated towel rail. Laminate flooring. Window

Rear Garden

A pleasant and private garden enclosed by stone built walls & timber fencing. Timber decked area, lawn and paved patio to rear. Raised flower beds to border.

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	



33 Dorset Street, Grangetown, Cardiff, CF11 6PS



Situated At This Popular Location With Easy Access To The Both The City Centre & Cardiff Bay Can Be Found This Much Improved And Very Nicely Presented Tradition Bult & Extended Mid Terrace House Making An Ideal First Time Purchase. Accommodation Briefly Comprises Of Entrance Hall, Dining Room With Trough Access To Lounge, Fitted Kitchen With Integrated Oven & Hob, Two Bedrooms & Recently Installed Bathroom W.C. & Shower. Gas Central Heating With Combination Boiler. Upvc Windows & Doors. Private Well Tended Rear Garden. Energy Rating 'C' Council Tax Band 'C' Viewing Highly Recommended.