

33 Dorset Street, Grangetown
Cardiff
CF11 6PS

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 id computer station under stairs. Coved ceiling. Radiator. Access to stairwell and kitchen Through access into



Lounge 10'0" x8'7"

A cosy and well presented living room with window to front. Radiator. Coved ceiling. Serving hatch from kitchen.

Kitchen 12'7" (max) x 7'11" (max)

A nicely designed modern 'Beech' effect fitted kitchen housing a good selection of wall & base units incorporating worktop space with stainless steel sink unit & mixer tap, plumbing for washing machine, integrated electric oven, induction hob & extractor canopy. Space for fridge & freezer. Tiled splashbacks. Tiled floor. Window & glazed Upvc door leading out to rear garden. Plenty of natural light from large sky light with electrical controlled blind.



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,

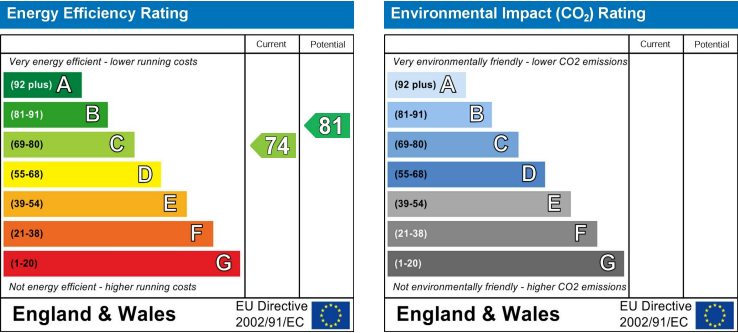
but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms 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.





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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.