

**33 Loftus Street, Canton  
Cardiff  
CF5 1HL**

**Entrance Hall**

Entered via a recently installed Upvc Door with glazed insert into this decent sized hall. Radiator. Marley tiled floor. Door leading into:

**Dining Room 13'6" x 11'9"**

Window to rear. Radiator. Door leading to stairwell. Door leading to kitchen. Laminate flooring running through to:



**Lounge 11'6" x 9'9"**

With feature firebox and timber surround and mantle. Window to front. Radiator.



**Kitchen 9'9" x 6'9"**

Beech effect wall and base units incorporating worktop space with stainless steel sink unit & drainer, plumbing for washing machine, electric cooker point with extractor hood over. Window to side. Tiled splash backs. Radiator. Door leading to :



**Rear Lobby**

1/2 Glazed timber door leading out to garden. Door leading into:

**Bathroom W.C.**

Tiled walls. White coloured suite comprising of low level W.C. Pedestal wash hand basin. Panelled bath incorporating shower tap attachment. Window. Radiator.

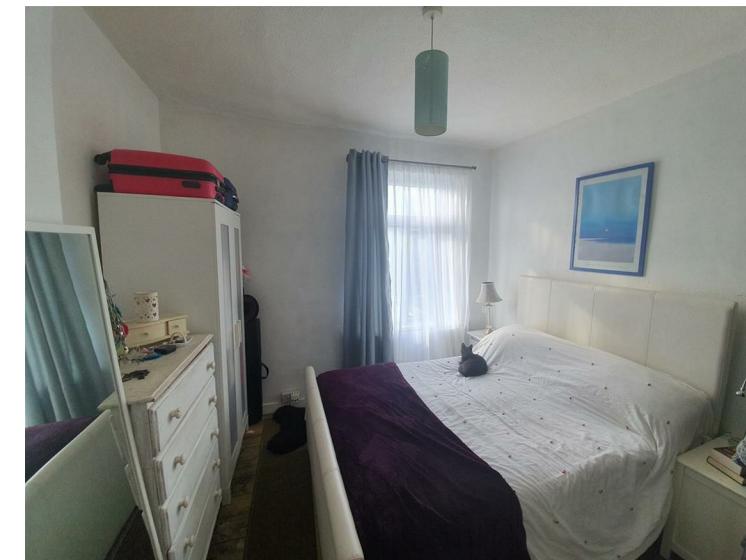


**First Floor Landing**

Doors off leading to three bedrooms. Loft space

**Bedroom 1 11'3" x 10'**

Double bedroom with window to rear. Radiator.



**Bedroom 2 10'9" x 6'9"**

Single sized bedroom. Window to front. Radiator



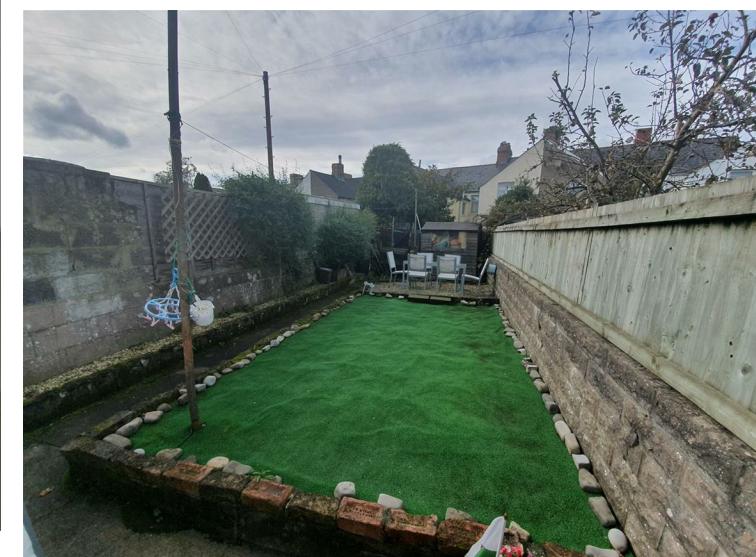
**Bedroom 3 8'3" x 6'6"**

Single bedroom. Window to front. Radiator



**Garden**

A decent sized garden enclosed by walling and timber fencing. Stone based sitting area. Artificial lawn.



**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

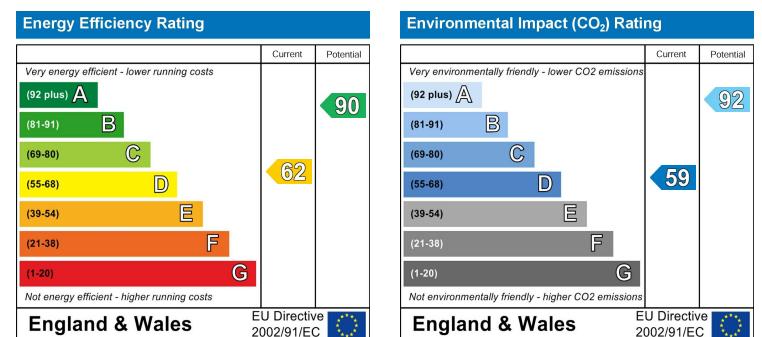
maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice 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.



property sales lettings property management

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**33 Loftus Street, Canton, Cardiff, CF5 1HL**



First Time Buyers Look! A Cosy And Well Presented Traditional Built Mid Terrace House Situated At This Cul De Sac Within The Heart Of Popular Canton. Accommodation Briefly Comprises Of Entrance Hall, Lounge Through To Dining Room, Kitchen, Ground Floor Bathroom W.C. & Shower. Decent Sized Rear Garden. Upvc Windows. Gas Central Heating. Recently Plastered Walls. Well Worth Viewing.