

7 Porthcawl Road, Caerau
Cardiff
CF5 5HU

Porch

Entered via a 1/2 glazed Upvc door with glazed side panels. 1/2 Glazed door leads into:

Hall

Stairwell rising to first floor landing. Doors off to lounge, dining room, kitchen & outhouse. Radiator



Lounge 13'0" x 12'10"

A good sized living room with large window to front. Radiator. Timber decorative fire place



Dining Room 12'1" x 10'5"

Generous sized room with Upvc patio door leading out to rear garden. Radiator. Decorative fire place

Kitchen 9'5" x 8'3"

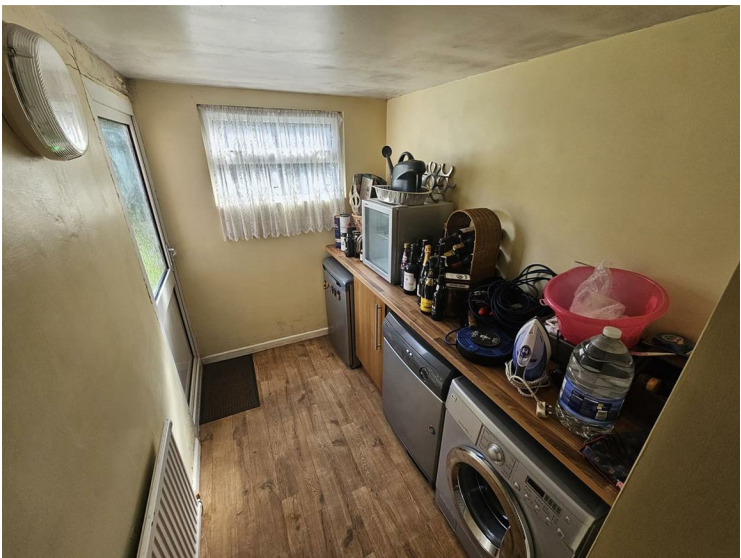
Well proportion sized kitchen housing a selection of light beech effect wall and base units incorporating worktop

space with stainless steel sink unit & mixer tap, plumbing for dish washer. Integrated gas hob, electric oven & extractor hood. Tiled splash backs. Window, Radiator. Recently installed 'Logic' gas combination boiler that fires domestic hot water and central heating system.



Out House

A decent sized area. Windows to front & rear. W.C. Base unit with worktop space. Plumbing for washing machine. Radiator. 1/2 Glazed Upvc door leading out to rear garden



First Floor Landing

Doors off leading to three bedrooms & Shower room W.C. Window to front. Loft space

Bedroom One 11'0" x 9'4"

Spacious double bedroom featuring floor to ceiling fitted wardrobes. Window to front. Radiator



Bedroom Two 12'0" x 10'0"

Second large double bedroom. Window to rear. Radiator. Linen cupboard



Bedroom Three 9'0" x 8'5"

Larger than average single bedroom. Window to rear. Radiator



Shower Room W.C.

Adapted for disabled with tiled walls and modern white suite comprising of low level W.C Pedestal wash hand basin. Wet area with seat and glazed doors 7 electric shower over. Window. Heated chrome towel rail



Front Garden

Large level ploy mainly laid to lawn accessed by decorative iron gates. Of road parking for three vehicles

Rear Garden

A decent sized level garden with paved patio area leading to lawn, mature shrubs to borders.



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		



property sales lettings property management

498 Cowbridge Road East,
Victoria Park,
Cardiff
CF5 1BL

Tel: 029 2055 3056
Fax: 029 2056 5761

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.



7 Porthcawl Road, Caerau, Cardiff, CF5 5HU



Occupying A Large Level Plot Can Be Found This Generous Sized Semi Detached House Making A Great Family Home. Accommodation Briefly Comprises Of Porch, Entrance Hall, Lounge, Dining Room, Fitted Kitchen With Oven & Hob, Outhouse & W.C. Three Bedrooms & Tiled Shower Room W.C. Adapted For Disabled. Central Heating With Brand New Gas Combination Boiler. Upvc Windows & Doors.. Security Alarm. Very Large Front Garden With Off Road Parking For Three, Good Sized Private Rear Garden. Some Decoration Required Hence Price. Council Tax Band 'C' Viewing Recommended

£244,950 Freehold