14 Ogmore Road, Caerau
Cardiff
CF5 5HT

Communal Hall
Entered via a door entry system. Door leading out to communal garden. Stairwell rising to fist floor landing. Storage cupboard. Door leading into:

Entrance Hall
Doors off leading to lounge, bedroom & Shower Room W.C. Radiator. Laminate floor.

Lounge 14'4" x 9'6"
A decent sized living room with window to front. Radiator. Closet. Laminate floor. Through access to:



Kitchen 7'4" x 7'4"
A well proportioned kitchen siting a selection of wall and base units incorporating worktop space with sink unit & mixer tap, plumbing for washing machine. Integrated gas hob, electric oven & extractor hood. Tiled splashbacks. Tiled floor. Window. Wall mounted gas combination boiler fires domestic hot water and central heating system.



Bedroom 10'11" x 9'5"
a good sized double bedroom with window to front. Radiator. Two storage closets.



Shower Room W.C.
Partially tiled. Suite in white comprising of low level W.C. Pedestal wash hand basin. Glazed & tiled cubicle incorporating an electric shower. Radiator. Window. Tiled flooor



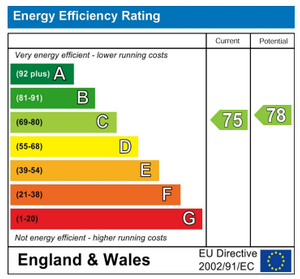
Rear Communal Garden
A large area based in bricks and slabs. Various shrubs. Storage unit.

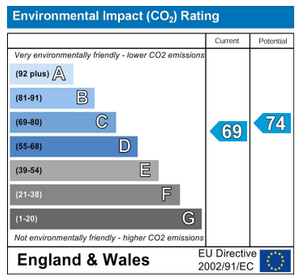
FIXTURES AND FITTINGS
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for 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 LEASEHOLD. Ground Rent £10.00 pa. Service Charge £55.00 per month. 90 Years remaining on lease.. 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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14 Ogmore Road, Caerau, Cardiff, CF5 5HT







First Time Buyers & Landlords Take A Look. Purpose Built First Floor Flat Situated On Ogmore Road, Caerau Close To Many Amenities. Accommodation Briefly Communal Hall & Stairwell, Entrance Hall, Lounge Through To Fitted Kitchen With Oven & Hob, Double Bedroom & Shower Room W.C. Gas Central Heating With Combination Boiler. Upvc Windows. Intercom Entry System. Large Communal Garden With Allocated Storage Unit. Well Worth Viewing.

£99,950 Leasehold

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