28 Heol Yr Odyn, Caerau
Cardiff
CF5 5QW

Porch
Entered via a 1/2 glazed Upvc door. Two windows to front. Tiled floor. Pair of 1/2 glazed doors leading into

Hall
With doors off to cloakroom W.C. & lounge. Stairwell rising to first floor. Tiled floor running through to kitchen dining room via panelled door.

Cloakroom W.C.
Partially tiled walls. Low level W.C. Vanity unit with wash hand basin. Radiator

Lounge 19'10" x 12'7"
A large and well-presented living room with a feature fireplace making a nice focal point. Window to front. Coved ceiling. Two radiators



Kitchen Dining Room 20'5" (max) x 14'4"
An amazing and very well-designed spacious kitchen dining room boasting a large selection of quality Charcoal Grey wall and base units incorporating ample worktop space including a breakfast bar, plastic sink unit & mixer tap, integrated five burner gas hob, two electric ovens & extractor canopy. Tiled splash backs. Window to front. Radiator. Ample downlighting. Large storage cupboard. Door leading out to a utility room. Through access into



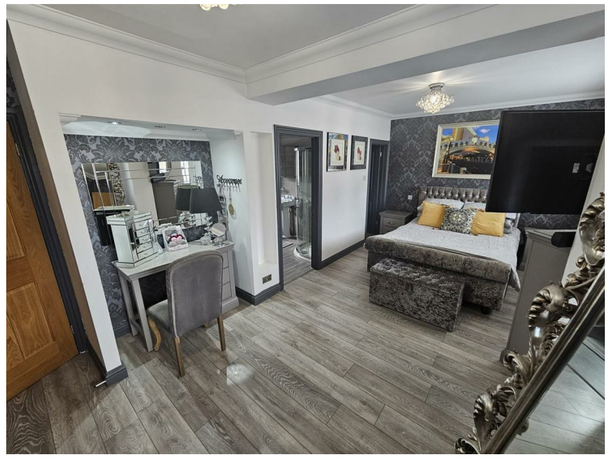
Conservatory 10'1" x 9'4"
An excellent addition to the property being brick built & Upvc framed light and inviting family room with 'French' style doors leading out to garden. Tiled floor



Utility Room 6'2" x 5'7"
Selection of Charcoal Grey wall & base units, worktop space, stainless steel sink unit & mixer tap. Plumbing for washing machine. Tiled splash backs. Tiled floor. 1/2 Glazed Upvc door leading out to rear garden

First Floor Landing
Paneled doors leading off to three bedrooms, bathroom W.C. & Stairwell rising to fourth bedroom.

Master Bedroom 20'2" x 10'3"
Certainly, given the WOW factor. A most spacious area with en suite bathroom W.C. & walk in wardrobe off. Two windows to front. Laminated floor. Radiator. Built in dressing table. Coved ceiling



En Suite Bathroom W.C. 8'10" x 6'3"
With ceramics to both walls & flooring complimented by a quality white colored suite comprising of a low-level W.C. Pedestal wash hand basin, bathtub & glazed tiled cubicle incorporating a chrome mixer shower. Contemporary radiator. Window.



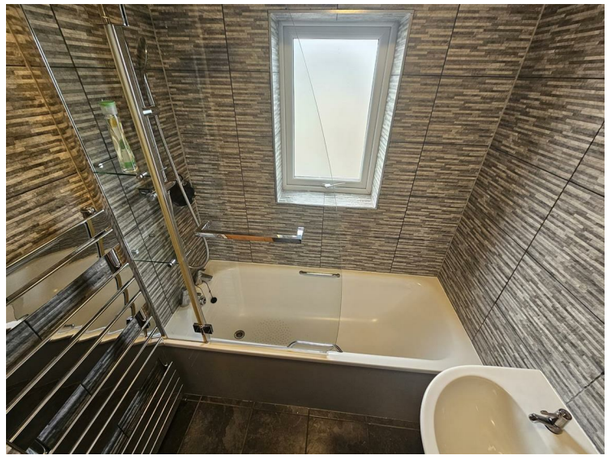
Bedroom Two 11'7" x 8'6" (min)
A good-sized double bedroom with two sets of fitted wardrobes. Timber floor. Radiator. Window



Bedroom Three 9'2" x 8'7"
Another good-sized bedroom with fitted wardrobes. Radiator. Timber floor. Window. Coved ceiling



Bathroom W.C.
Tiled floor and walls with suite comprising of low-level W.C. Pedestal wash hand basin. Paneled bath with chrome mains fed mixer shower. Window. Chrome heated towel rail



Bedroom Four 21'8" x 11'1"
Stairwell off first floor landing with fitted wardrobe at base leads up and into this large & versatile room with ample storage to eaves. Two 'Velux; type windows. Radiator. access through to changing area and the into



En Suite Bathroom W.C.
Tiling to floor and walls. Suite comprising low level W.C. Vanity unit with wash hand basin. Paneled bath. 'Velux' type window

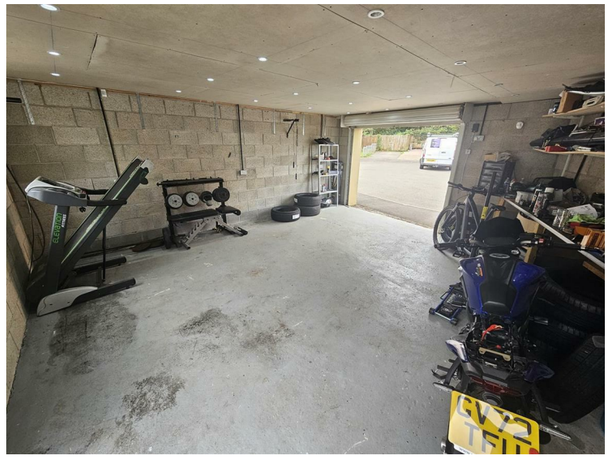


Front Garden
A large brick-based forecourt with off road parking for up to five cars. Block built wall. Timber pedestrian gate to side leading to

Rear Garden
Designed with easy maintenance in mind. Brick paved seating area leading around to outside bar. Steps lead up to Artificial lawn and further up to garage. Garden is enclosed by timber fencing. Timber shed



Garage / Workshop 20'0" (max) x 19'4"
A large, detached garage/workshop with entrance via electric roller shutter doors. Power & light supply. Upvc 'French' style glazed doors return into rear garden. Security Alarm

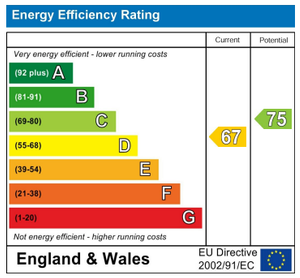


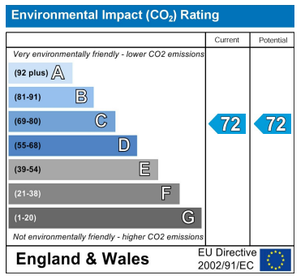
FIXTURES AND FITTINGS
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for 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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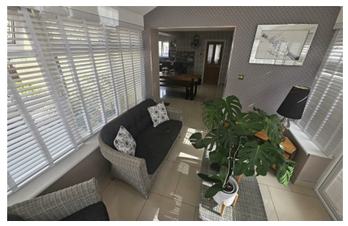
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Really Must Be Viewed. Thousands of Pounds Have Been Lavished on This Greatly Improved, Extended and Presented Four-Bedroom Semi Detached House Further Boasting Three Bathrooms & Double Sized Garage. Excellent Sized Family Accommodation Is Offered by Way of Entrance Porch, Hall, Cloakroom W.C. 19' Lounge, Fabulous Fitted Kitchen Dining Room, Conservatory, Utility Room, The Aforementioned Bedrooms (Two En Suites & Family Bathroom W.C. Upvc Windows & Doors. Gas Central Heating. Quality Finish Throughout. Large Front Forecourt Offering Parking for Five Cars. Well-Tended Rear Garden with Outside Bar. Double Sized Garage with Electric Roller Style Door & Security Alarm. Council Tax Band 'C' Energy Rating 'D' Internal Viewing of This Property Is a Must!

£349,950 Freehold