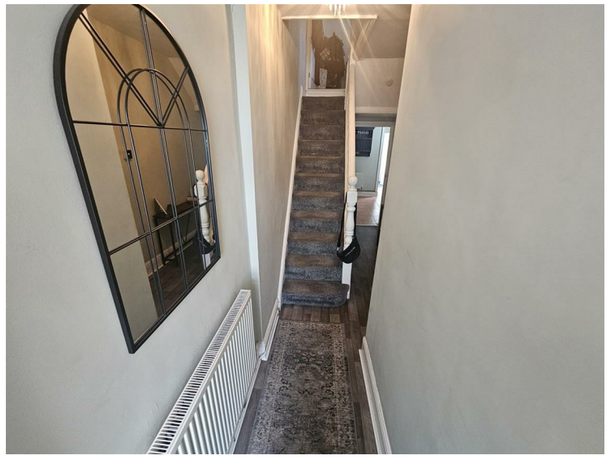
6 Lincoln Street,
Cardiff
CF5 1JX

Entrance Hall
Entered via a 1/2 glazed Upvc door. Balustrade stairwell. Radiator. Coved ceiling. Laminate floor. Panelled door leading out to kitchen. Panelled door leads into:



Lounge Dining Room 24'2" x 11'8" (max)
A large and spacious living room with a decorative fireplace making a nice focal point. Plenty of light from bay window to front & window to rear. Coved ceiling. Two radiators.



Kitchen 9'9" x 9'5"
A well proportion sized kitchen siting a good selection of Blue wall & base units incorporating worktop space with stainless steel sink unit & mixer tap, plumbing for washing machine, integrated gas hob, double electric oven & extractor canopy. Tiled floor. Window to side. Radiator. Access to rear garden via a 1/2 glazed Upvc door. Panelled door leading into:



Shower Room W.C.
Boasting a modern white coloured suite comprising of low level W.C. Vanity unit with wash hand basin. Double sized glazed cubicle with Chrome mains fed mixer shower. Pvc cladded walls. Radiator. Window. Vinyl floor.



First Floor Landing
Doors off leading to three bedrooms. Loft space

Bedroom One 14'3" x 10'4"
A large double bedroom featuring fitted wardrobes. Two window to front. Radiator



Bedroom Two 10'7" x 9'3"
Second double bedroom. Window to rear. Radiator.



Bedroom Three 9'6" x 9'5"
Good sized single bedroom. Window to rear. Radiator. Closet houses a wall mounted gas combination boiler that fires domestic hot water & central heating system



Front Forecourt
Based with slabs being enclosed by brick built wall

Rear Garden
A good sized level plot based in both slabs and stones. Enclosed by timber fencing



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

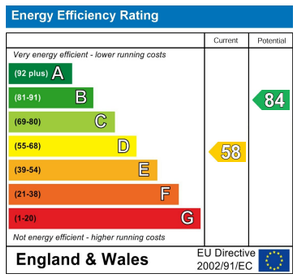
approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance 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.

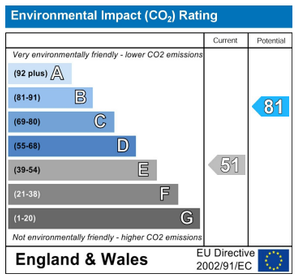
TENURE

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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A Generous Sized & Very Well Presented Traditional Built Bay Fronted Mid Terrace House Located At This Popular Area Offered For Sale. Accommodation Briefly Comprising Of Entrance Hall, Large 24' Through Lounge Dining Room, Farmhouse Style Fitted Kitchen With Oven & Hob , Ground Floor Shower Room W.C. Three Bedrooms. Front Forecourt. Rear Garden. Gas Central Heating With Combination Boiler. Upvc Windows & Doors. Nicely Decorated Throughout. Council Tax Band 'D'

£329,950 Freehold