31 Narberth Road, Caerau
Cardiff
CF5 5EW

Entrance Hall
Entered via a Upvc door. Stairwell rising to first floor landing. Radiator. Door leading into

Lounge 14'0" x 12'5"
With window to front. Radiator.. Stone built fireplace. Sliding door leading to

Kitchen 12'7" x 5'11"
A 'Galley' style kitchen housing a selection of wall and base units incorporating worktop space with stainless steel sink unit, plumbing for washing machine, integrated electric oven & hob (not tested). Tiled splash backs. Tiled floor. Two windows to rear. Understairs storage cupboard. Wall mounted combination gas boiler that fires domestic hot water & central heating. Door leading out to

Conservatory 16'8" x 10'9"
A good addition to the property being this large brick & Upvc built structure. Windows & 'French' stlye glazed doors lead out to rear garden.

First Floor Landing
Doors off leading to two bedrooms & shower room W.C. Window to side. Loft space

Bedroom One 12'8" x 10'0"
Good sized double bedroom featuring floor to ceiling mirror wardrobes. Window to front. Radiator. Single closet

Bedroom Two 10'1" x 9'9"
Decent sized bedroom. Window to rear. Radiator. Fitted robes

Shower Room W.C.
Modern tiled shower room W.C. adapted for the disabled. White low level W.C. Pedestal wash hand basin. Wet area with seat and chrome mixer shower over. Window. Radiator

Front Garden
Based in concrete offering off road parking through decorative wrought iron gates. Block built wall

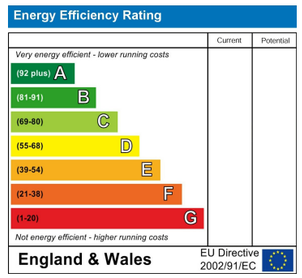
Rear Garden
A good sized mature garden featuring a paved area leading to lawn. Raised flower beds. Block built shed

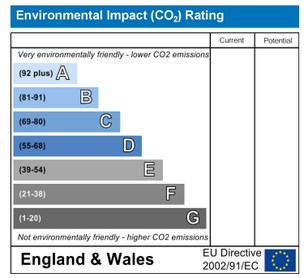
FIXTURES AND FITTINGS
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for 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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31 Narberth Road, Caerau, Cardiff, CF5 5EW

At Popular Caerau To The West Of The City Can Be Found This Traditional Built Ex Local Authority End Of Terrace House Boasting A Large 16' Conservatory. Accommodation Further Comprises Of Entrance Hall, Lounge, Kitchen, Two Bedrooms & Tiled Shower Room W.C. Adapted For The Disabled. Gardens To Front & Rear. Off Road Parking. Gas Central Heating. Upvc Windows & Doors. Council Tax Band 'B'. The Property Requires Update & Repair Hence Asking Price. Well Worth Viewing

£160,000 Freehold

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