

13 Ludlow Street, Grangetown
Cardiff
CF11 7BX

Inner Porch

Entered via a panelled door. Second panelled door leads into

Entrance Hall

Doors leading off to dining room & kitchen. Balustrade stairwell. Radiator

Dining Room 11'9" x 9'7")max)

A light room with Upvc glazed doors leading out to rear garden. Coved ceiling. Radiator. Laminate floor running through to open plan

Lounge 12'6" x 10'4"

A good sized room with period style fireplace. Radiator. Coved ceiling. Window to front



Kitchen Breakfast Room 13'11" x 9'9"

A most generous sized kitchen dining area housing a good selection of 'Beech' effect wall and base units incorporating worktop space with stainless steel sink unit & mixer tap, plumbing for both dish washer & washing machine, integrated gas hob, electric oven & extractor canopy. Window to side. Tiled floor. Tiled splashbacks. Closet sites a wall mounted gas combination boiler that fires domestic hot water & central heating. Glass panelled door leads into



Utility Area

Tiled floor. Plumbing for washing machine. Window & 1/2 glazed Upvc door leads out to rear garden. Door leads into

Bathroom W.C.

A decent sized bathroom. Partially tiled walls. Suite comprising low level W.C. Pedestal wash hand basin. Panelled bath incorporating a chrome mains fed mixer shower. Glazed shower screen. Radiator. Window

Bedroom 2

Bedroom 3

Garden

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.

First Floor Landing

Doors off leading to three bedrooms. Loft space. Double closet

Bedroom One 16'11" x 10'5"

A great sized bedroom with two windows to front. Radiator

Bedroom Two 11'9" x 11'0"

Good sized double bedroom. Window to rear. Radiator

Bedroom Three 15'2" x 10'3"

Another large double bedroom. Radiator. Windows to side & rear

Rear Garden

Enclosed by block built wall & timber fencing. Artificial lawn and small timber decked area to rear

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:

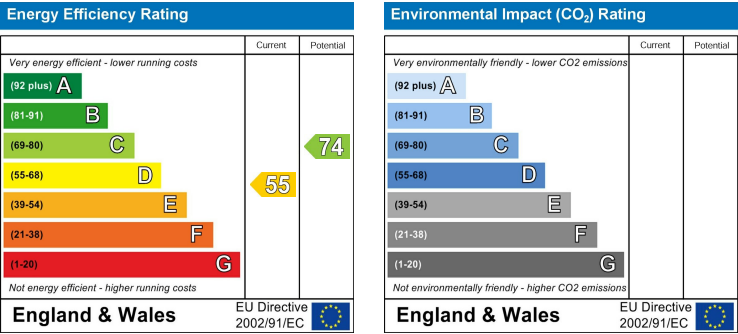
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT 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.

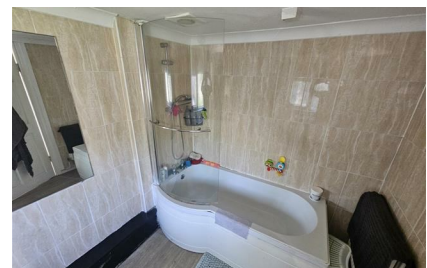
VIEWING

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.





13 Ludlow Street, Grangetown, Cardiff, CF11 7BX



Generous Sized & Extended Traditional Built Mid Terrace House. The Property Is Situated To The Southern Side Of The City Close To Many Amenities Including Both The City Centre & Cardiff Bay. Good Sized Family Accommodation Briefly Comprising Of Inner Porch, Entrance Hall, Lounge Through To Dining Room, Large Fitted Kitchen Breakfast Room, Utility Area, Ground Floor Bathroom & Three Double Bedrooms. Gas Central Heating. Upvc Windows & Doors. Rear Garden With Artificial Lawn. Some Decoration Hence Sensible Asking Price. Council Tax Band 'C' Energy Rating 'D'