

60 Heol Poyston, Caerau
Cardiff
CF5 5LY

Entrance porch

Entered via partially glazed Composite door, upvc windows to sides and front, laminate flooring, inset spotlighting to ceiling, further upvc d.g. door to:-



Hallway

Stairs to first floor with timber balustrade stairwell, window to side, coved ceiling, doors to:-

Lounge 14'0" x 10'7"

Lovely bright lounge with laminate flooring, feature media wall with inset display shelves, t.v. aerial point and bracket, window to front, coved ceiling, opening to:-



Kitchen/Diner 18'0" x 8'6"

Large spacious Kitchen/diner fitted with a range of floor and base units including integrated gas hob, electric oven and extractor fan, plumbed for washing machine

sink and drainer with mixer tap, complimentary tiled splash back, laminate work tops, large built in storage cupboard/Pantry, window to rear, laminate flooring, coved ceiling, hardwood glazed double doors opening to:-



Conservatory 11'9" x 9'9"

Upvc d.g. conservatory with heating, laminate flooring, plastered ceiling, sliding door opening to rear garden.



Lobby

Door to small lobby area window to side, laminate flooring then further door to:-

D.S. W.C.,

Low level w.c., meter cupboard, window to side, laminate flooring.



First Floor Landing

Loft access with pull down ladder, window to side, airing cupboard, doors leading off to:-

Bedroom One 11'3" x 11'5"

Double bedroom, window to front, laminate flooring, coved ceiling, large built in storage cupboard/wardrobe.



Bedroom Two 9'11" x 5'6"

Double bedroom once again with large built in storage cupboard/wardrobe, window to rear, coved ceiling.



Bedroom Three 7'9" x 8'10"

Good size 3rd bedroom, window to front over stairs storage cupboard housing gas central heating boiler, window to front.



Bathroom 9'11" x 3'3" 2240'9"

White suite comprising bath with laminate side panel, electric shower over bath, glazed shower door, low level w.c., pedestal wash hand basin, built in vanity unit with plenty of storage space, laminate boarded walls, obscure window to side, heated hand towel rail, laminate flooring.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		61	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Outside front

Enclosed rear garden with double opening wrought iron gates to blocked driveway, further wrought iron gate leading to property, brick boundary wall.

Rear

A much larger than average rear garden laid to Slate stone chippings, lawn and paved pathways, large detached shed/games room, the garden is enclosed by means of brick boundary wall and wood panel 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

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Viewing Is An Absolute Must This Immaculate and Much Improved Three Bedroom Semi Detached House Set On This Good Sized Plot at This Very Popular Location. The Property Offers Excellent Sized Accommodation Further Comprising:- Entrance Porch, Hallway, Lounge, Kitchen/Breakfast Room, Conservatory, D.S. W.C., Large Bathroom, The Aforementioned Bedrooms, Larger Than Average Rear Garden, Upvc d.g. Windows, Gas Central Heating, Early Viewing A Must

£269,950 Freehold