

**26 Stanway Road, Ely**  
**Cardiff**  
**CF5 4JG**

**Entrance Hall**

Entered via a Upvc door with glazed inserts. Stairwell. Access into kitchen. Glass panelled door leads into:

**Lounge 15'1" x 10'7"**

A decent sized room with windows to front & rear. Radiator. Laminate floor.

**Kitchen 15'1" x 8'7"**

A good sized kitchen area housing a large selection of fitted 'Beech' effect wall and base units incorporating worktop space, sink unit & mixer tap. Plumbing for washing machine. Integrated gas hob, electric oven & extractor hood. Breakfast bar. Panelled splash backs. Vinyl floor. Windows to front & rear.



**Rear Lobby**

Understairs storage. 1/2 Glazed Upvc door leading out to garden. Door retuning into lounge

**First Floor Landing**

Doors leading off to two bedrooms & shower room W.C. Window to rear

**Bedroom One 15'1" x 8'6"**

Large double bedroom. Radiator. Windows to front & rear. Double sized walk in closet siting a wall mounted gas combination boiler that fires domestic hot water and central heating



**Bedroom Two 10'9" (max) x 8'8"**

Decent sized bedroom. Window to front. Radiator. Loft space with pull down ladder leading up to boarded loft.



**Loft 19'8" x 31'75'10" x 6'10"**

Fully boarded. Velux type window. Radiator



**Shower Room W.C.**

Recently refurbished with tiled walls & vinyl floor. White suite comprising of low level W.C. Pedestal wash hand basin. Wet area with electric shower over and glazed screens. Window. Heated towel rail



**Front Garden**

Small lawn. Concrete based hardstand entered via decorative wrought iron gates

**Rear Garden**

A good sized well tended and mature garden boasting an abundance of shrubs. Two timber sheds



**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:**

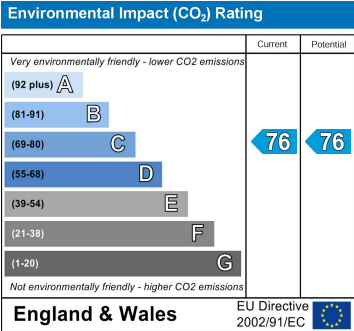
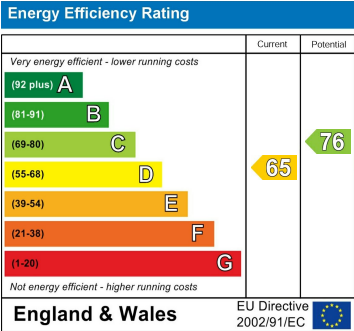
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**TENURE**

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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First Time Buyers Look! An Improved Two Bedroomed Mid Terrace House With Off Road Parking To Front & Mature Well Stocked Garden To Rear. Accommodation Further Comprising Of Entrance Hall, Lounge, Fitted Kitchen With Oven & Hob. Tiled Shower Room W.C. Upvc Windows & Doors. Gas Central Heating. Boarded Loft Space. Vacant. Well Worth Viewing