

# 99 Bwlch Road, Fairwater

Cardiff

CF5 3BY

## Porch

Entered via a Upvc door with glazed insert. Timber door leads into

## Entrance Hall

Stairwell rising to first floor landing. Radiator. Small window to side. Through access to kitchen. Door leading into:

## Dining Room 12'1" x 10'2"

A good-sized living room with Upvc 'French' style glazed doors leading out to rear garden. Through access to:



## Lounge 11'4" x 10'9"

A decent sized reception room with window to front. Radiator



## Kitchen 11'6" x 5'8"

A 'Galley' styled kitchen in need of refitting. At present a

selection of wall & base units. Stainless steel sink unit. Window to side. Closet. Timber door leading to::



## Rear Lobby

Access to rear garden via a timber door. Access to W.C.

## First Floor Landing

Doors leading off to three bedrooms & shower room. W.C. Loft space. Window to side

## Bedroom One 12'11" x10'3"

Large double bedroom with window to front. Radiator



## Bedroom Two 12'5" x 8'5" (min)

Double bedroom with window to rear. Radiator. Fitted wardrobes



## Bedroom Three 7'2" x 6'0"

Single sized bedroom. Window to front. Radiator

## Shower Room W.C.

Adapted suite for disabled person. Low level W.C. Wash hand basin. Wet area with electric shower over. Window. Radiator. Closet sites a wall mounted gas combination boiler that fires domestic hot water and heating system

## Front Garden

Off road parking space based in a resin type material for two vehicles continuing downside of property. Timber pedestrian gate leading to:

## Rear Garden

A large and mature garden with plenty of potential.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	77	
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B	77	
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales



## 99 Bwlch Road, Fairwater, Cardiff, CF5 3BY



At This Popular Location To The West Side Of Cardiff Can Be Found This Traditional Built Semi-Detached House In Need Of Update & Repair. Accommodation Briefly Comprises Of Internal Porch, Entrance Hall, Lounge Through To Dining Room, Kitchen, Rear Lobby With W.C. Three Bedrooms & Shower Room W.C. Adapted For Disabled. Upvc Windows. Gas Central Heating With Combination Boiler. Off Road Parking For Two Cars To Front. Large Mature Garden To Rear. Vacant. Cash Buyers or Mortgage With Large Deposit.