

**73 North Clive Street, Grangetown
Cardiff
CF11 6NS**

Entrance Hall

Entered via a Upvc door with glazed inserts. Coved ceiling. Panelled wall. Picture rail. Laminate flooring running through to lounge dining room via a panelled door.

Lounge Dining Room 21'9" x 14'3" (max)

A most spacious light and Airey reception room featuring panelled walls, two 'Adam' style fireplaces, Two Radiators. Windows to front & rear. Stairwell. Understairs storage cupboard. Panelled dppr leading to:



Kitchen 7'5" x 7'2"

a well proportioned kitchen housing a good selection of newly installed White wall and base units incorporating worktop space with stainless steel sink unit & mixer tap, plumbing for washing machine, integrated electric oven & induction hob. Extractor Canopy. Window. Laminate floor. 1/2 Glazed door leads out to:



Rear Porch 7'5" x 7'2"

A versatile room that could be used as breakfast area, study, utility area etc...Tiled floor. Upvc 'French' style glazed door leading out to rear garden



First Floor Landing

Doors off leading to two bedrooms & Bathroom W.C.

Bedroom One 14'3" x 10'6"

A large double bedroom with two windows to front. Radiator. Picture rail



Bedroom Two 10'8" x 9'1"

Double bedroom with window to rear. Radiator. Dado rail. Coved ceiling. Built in unit sites a wall mounted 'Ideal' gas combination boiler that fires domestic hot water and central heating system



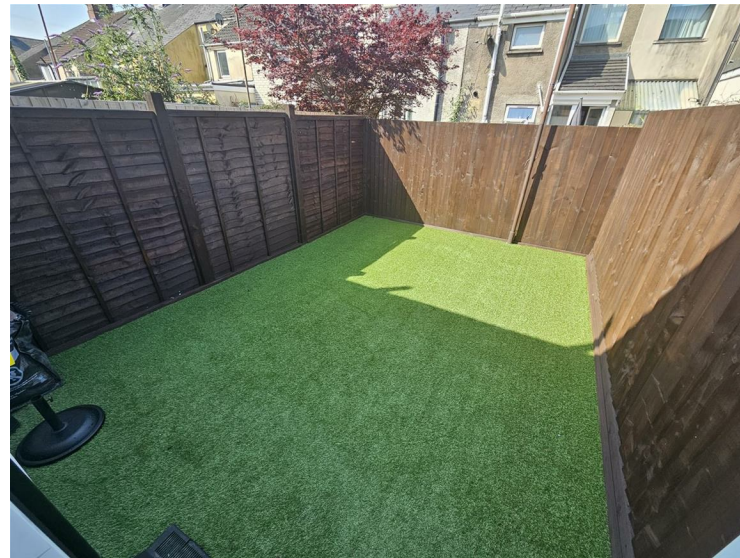
Bathroom W.C.

Refurbished with quality panelled walls and new suite comprising of low level W.C. Vanity unit with wash hand basin. Panelled bath incorporating electric shower over & glazed screen. Heated towel rail. Window. Laminate floor



Garden

Laid in Astroturf. Enclosed by timber 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:

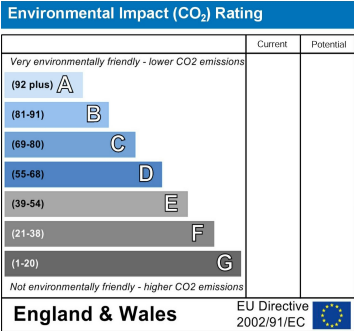
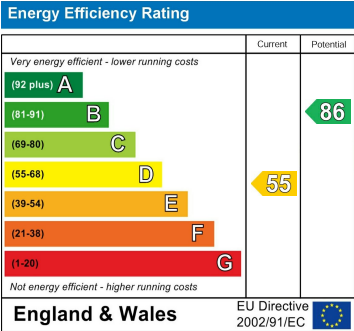
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT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

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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property sales lettings property management



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Situated At Popular Grangetown Handily Located For A Variety Of Amenities To Include Schools, Places Of Worship, Shops, Cafes & Public Transport Can Be Found This Stunning Refurbished Traditional Built Mid Terrace House Finished To A Very High Standard. Good Sized Accommodation Is Offered By Way Of Entrance Hall, Large 21' Open Plan Lounge Dining Room, Quality Fitted Kitchen With Appliances, Rear Porch, Two Double Bedrooms & Refitted Bathroom W.C. Rear Garden. Gas Central Heating. Upvc Windows & Doors. New Flooring & Carpets Throughout. Must Be Viewed!