

2 Bernard Avenue, Victoria Park
Cardiff
CF5 1BT

Entrance Hall

Entered via a glazed Upvc door into this light and inviting reception hall. Balustrade stairwell. Tiled floor. Original coved ceiling. Under stairs storage. Doors off leading to lounge, sitting room & cloakroom W.C.



Cloakroom W.C.

Low level W.C. Worktop with basin. Plumbing for washing machine. Tiled floor. Chrome heated towel rail

Lounge 13'1" (max) x 11'3"

A generous sized living room with bay window to front. Decorative fireplace makes a nice focal point. Timber floor. Radiator. Original coved ceiling



Sitting Room 11'5" (max) x 11'4"

A well presented room featuring an integral fire box with gas fire. Timber floor running through to dining area. Radiator. Original coved ceiling



Kitchen Dining Room 16'7" (max) x 13'7" (max) x 8'3" (min)

A light & lovely 'L' shaped area featuring a quality fitted kitchen comprising of a selection of Cream wall & base units incorporating Granite worktop with inset stainless steel sink & chrome mixer tap, integrated electric induction hob & oven, extractor canopy & dish washer. Space for fridge freezer. Tiled splashbacks. Window & French style doors leading out to garden. Two Velux type sky lights to ceiling. Radiator. Hidden wall mounted 'Worcester' combination gas boiler serves the domestic hot water & central heating system.



First Floor Landing

Doors off leading to three bedrooms & shower room W.C. Stairwell leads up to loft room

Bedroom One 13'5" (max) x 12'7"

A nice sized double bedroom with bay window to front. Radiator



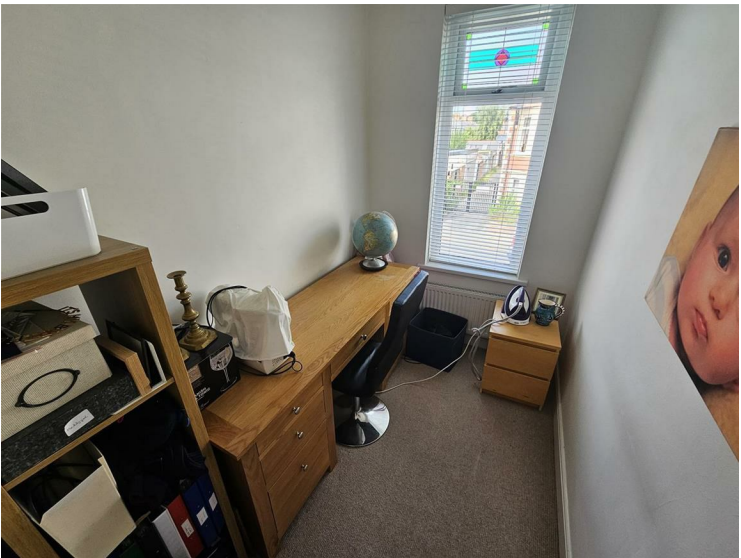
Bedroom Two 11'4" x 10'0"

Double bedroom featuring fitted mirror wardrobes. Radiator. Window to rear



Bedroom Three 8'4" x 5'5"

Window to front. Radiator



Shower Room W.C.

Tiled to floor and walls. Modern suite comprising of low level W.C. Vanity unit & wash hand basin. Glazed & tiled cubicle incorporating mains fed chrome mixer shower. Chrome heated towel rail. Window

Loft Room 16'1" x 10'7" (min)

Fully boarded with Velux window to ceiling. Radiator



Front Forecourt

Stone based area enclosed by wall & decorative iron work

Rear Garden

A nice sized landscaped garden based in Flagstones. Raised borders with an abundance of shrubs. Garden ids enclosed by brick built walls. Timber pedestrian gate to side lane



Garage 17'7" x 14'8"

A sizeable garage with power *& light. Remote controlled roller door for access. Window & pedestrian door lead out to garden

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.

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



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Really Must Be Viewed! A Much Improved, Extended & Well Presented Traditional Built Bay Fronted End Of Terrace House Situated In Close Proximity Of Victoria Park. Accommodation Briefly Comprising Of Entrance Hall, Cloakroom W.C. Lounge, Sitting Room Open Through To A Quality Fitted Kitchen Dining Room With Integrated Oven, Hob & Dish Washer Together With Granite Worktops, Three Bedrooms, Tiled Shower Room W.C. Loft Room. Large Double Sized Garage With Remote Control Access. Gas Central Heating With Combination Boiler. Upvc Windows & Doors. Front Forecourt & Landscaped Rear Garden. Would Make A Lovely Family Home. Council Tax Band 'F'