32 Llandetty Road, Fairwater
Cardiff
CF5 3BT

Entrance Hall
Composite door leads into to this inviting reception hall with original balustrade stairwell. Radiator. Under stairs storage cupboards. Dado & Picture rails. Original tiled floor running through to dining room. Timber glass panelled door leads into:

Lounge 12'6" (into bay) x 12'0"
A good sized living room with bay window to front. Period original tiled & timber fire place with inset fire basket. Radiator. Pictur rail.

Dining Room 19'0" x 12'6"
A large cosy area with open firebox that sites a dual log and solid fuel burner. Timber mantle. Stripped timber floor. Picture rail. Period style iron radiator. Original timber Welsh dresser. Open access through to:

Kitchen Breakfast Room 16'10" (max) x 10'3"
A great addition to the property is this light and airy extension that house the kitchen with a 'Farm House Style' theme. Good selection of grey panelled wall and base units incorporating worktop space with 'Belfast' sink & chrome mixer tap. Plumbing for washing machine. Fitted 6 burner gas range with extractor canopy above. Tiled splashbacks. Tiled floor. Down lighting. Sky light to roof. Door to Cloakroom W.C. Window to rear. Upvc 'French;' doors lead out to rear garden. Wall mounted gas boiler fires domestic hot water & heating.

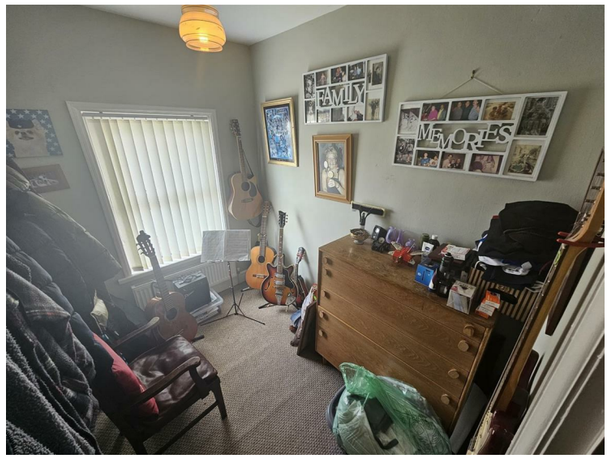
Cloakroom W.C.
Low level W.C. Wash hand basin. Tiled floor. Window.

First Floor Landing
Stripped timber panelled doors lead to three bedrooms & Shower Room W.C.

Bedroom One 12'7" (into bay) x 11'4"
Good sized double bedroom with Bay window to front. Radiator. Original tiled fireplace. Picture rail

Bedroom Two 12'7" x 11'4"
Double bedroom with window to rear. Radiator. Dado & Picture rail. Original fire place

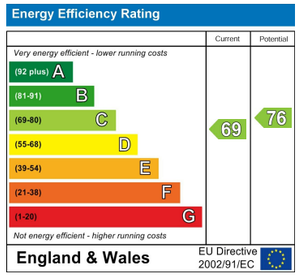
Bedroom Three 8'3" x 4'6"
Single sized bedroom. Window to front. Radiator

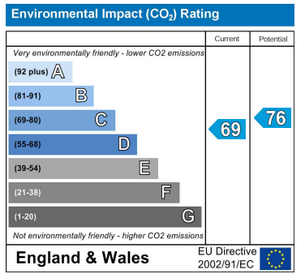


Shower Room W.C.
Recently refurbished with tiled walls & floor. Suite comprising of white low level W.C. Wash hand basin. Tiled & glazed cubicle incorporating electric shower. Periodic & chrome heated towel rail. Window

Front Garden
Mainly laid to lawn. Enclosed by brick built wall and decorative wrought iron work

Rear Garden
A large well tended landscaped garden with raised paved terrace over looking lawn. Timber fencing. Two timber sheds. Pedestrian gate to rear lane





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.

sales@hoskinsmorgan.co.uk www.hoskinsmorgan.co.uk

hoskins morgan

property sales lettings property management

498 Cowbridge Road East,
Victoria Park,
Cardiff
CF5 1BL

Tel: 029 2055 3056
Fax: 029 2056 5761

32 Llandetty Road, Fairwater, Cardiff, CF5 3BT

Viewing Highly Recommended. Situated Close To Fairwater Green Can Be Found This Quite Lovely Extended Traditional Built Bay Fronted Terrace House That Has Been Sympathetically Improved With Many Original Features Remaining. Generous Sized Family Accommodation Is Offered By Entrance Hall, Lounge, 18' Dining Room That Leads To A Spacious 16' Fitted Kitchen Breakfast Room, Cloakroom W.C. Three Bedrooms & Tiled Shower Room W.C. Front Garden. Nice Size And Well Tended Rear Garden. Gas Central Heating. Log Burner. Upvc Windows & Doors. Council Tax 'D' GUIDE PRICE £299,950 - £309,950

£299,950 Freehold