

33 Aintree Drive, Lower Ely  
Cardiff  
CF5 5BD

Porch

Entered via a composite door. Window. Base storage units. Radiator. Door leading to:

Lounge 15'6" x 13'2"

A generous sized room with open plan balustrade stairwell. Window. Radiator. Coved ceiling. Stone built feature fireplace. Through access to:



Dining Room 10'11" x 8'2"

With Upvc Patio doors leading out to rear garden. Radiator. Coved ceiling. Sliding door into:



Kitchen 10'10" x 7'3"

A well-presented Kitchen area housing a good selection of Cream wall & base units incorporating worktop space with stainless steel sink unit & mixer tap. Integrated gas hob, electric double oven & extractor canopy. Tiled splash backs. Windows to side & rear. Laminated floor. Access to:



Utility Room 7'8" x 7'2"

A decent sized room with wall units. Worktop space. Plumbing for washing machine. Radiator. 1/2 Glazed Upvc door leading to garden. Wall mounted 'Baxi' gas combination boiler fires central heating and domestic hot water. Door leading to:



Granny Annex - Sitting Room 15'5" x 11'5"

Room that can be used as lounge, sitting room, office, nursery etc....Upvc patio door to front. Radiator. Door off leading into shower room W.C. Stairwell rising up to 'Gallery' bedroom.



Shower Room W.C.

Low level W.C. Vanity unit with wash hand basin. Glazed cubicle incorporating chrome mains fed mixer shower. Radiator



Gallery Bedroom 10'10" x 6'5"

A versatile room that can be used as study, office or bedroom. Velux window. Balustrade



First Floor Landing

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

Bedroom One 13'3" x 8'10"

A large double bedroom featuring fitted wardrobes & cabinets. Window to front. Radiator



Bedroom Two 6'6",2703'4" x 8'11"

Double bedroom with window to rear. Radiator. Fitted wardrobes. Closet with radiator.





Bedroom Three 6'5" x 6'2" (min)  
Single bedroom. Window to rear. Radiator. Closet



Shower Room W.C.  
Adapted for disabled with suite comprising of low level W.C. Vanity unit with wash hand basin. Tiled walls. Wet area with seat & chrome mains fed mixer shower. Window. Radiator. Vinyl floor



**Front Garden**  
Paved hardstand offering off road parking. Small lawn

**Rear Garden**  
A large level 'South' facing garden with playing fields behind. Spacious paved patio area leading to lawn. Garden is enclosed by fencing, wall & Shrubs. Timber shed

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

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33 Aintree Drive, Lower Ely, Cardiff, CF5 5BD



At a Cul De Sac Location at This Popular Development to The West Side of The City Can Be Found This Improved & Extended Three / Four Bedroom Semi-Detached House Offering Spacious Versatile Family Accommodation Comprising of Entrance Porch, Lounge Through to Dining Room, Fitted Kitchen, Utility Room, (Granny Type Annex with Ground Floor Sitting Room, Shower Room W.C. & Gallery type Bedroom), Three Further Bedrooms & Shower Room W.C. The Property Boasts a Very Large Level South Facing Garden to Rear. Off Road Parking. Upvc Windows & Doors. Gas Central Featuring with Combination 'Baxi' Gas Boiler. Lovely Family Home. Well worth Viewing.

£299,950 Freehold