

36 Heol Carnau, Caerau  
Cardiff  
CF5 5NE

Hallway

Entered via a Upvc door with stained glazed inserts.  
Stairwell. Radiator. Doors leading to lounge & Kitchen

Lounge 18'7" x 10'5"

A light and spacious living room with windows to both  
front & rear. Two radiators

Kitchen Dining Room 17"1" x 11'5"

Excellent sized open plan kitchen diner with a range of  
white wall and base units incorporating worktop space  
with stainless steel sink & mixer tap, plumbing for  
washing machine,, integrated gas hob & electric oven.  
Two windows to rear. Upvc glazed door to rear garden.  
Contemporary radiator. Door to;

Outhouse

Plenty of storage space then further door to downstairs  
w.c.

First Floor Landing

Window to front, loft access, large built in storage  
cupboard, doors leading off to:-

Bedroom One 16'5" x 9'5"

Double bedroom, two windows to rear, large built in  
storage cupboard. Radiator

Bedroom Two 11'8" x 10' 0"

Double bedroom, window to rear, storage cupboard and  
hanging space. Radiator

Bedroom Three 10'10" x 8'10"

Double bedroom, window to front. Radiator

Bathroom W.C.

Tiled with modern White coloured suite comprising low  
level W.C. Pedestal wash hand basin & panelled bath  
with shower attachment & glazed screen. Chrome  
heated towel rail. Window.

Front & Side Garden

Lawn sweeping around to large plot with off road parking  
for four cars. Hedgerow, (Lapsed planning for the  
construction of two two bedroom apartments)

Rear Garden

Enclosed rear garden with large detached work shop.  
paved patio area then laid to lawn, wood panel fence and  
hedge borders.

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.

FIXTURES AND FITTINGS

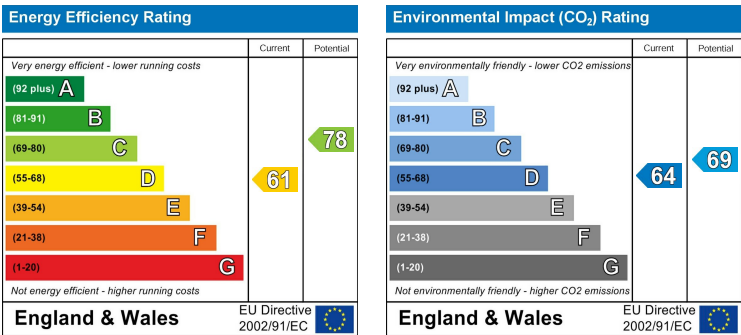
Only those items specifically mentioned in these sales  
particulars are included within the sale price, any other  
item being expressly excluded from the sale. Hoskins  
Morgan have NOT tested any apparatus, equipment,  
fixtures and so cannot verify they are in working order or  
fit for their purpose. The buyers are advised to obtain  
verification from their solicitor or surveyor.

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.

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.





## 36 Heol Carnau, Caerau, Cardiff, CF5 5NE



With Particular Interest To Landlords & Investors With Great Investment Potential Is This Very Spacious Three Double Bedroom End Of Terrace House With Large Garden To Side With Lapsed Planning For The Construction Of Two Two Bedroomed Apartments. Property Further Comprises Entrance Hall, 18' Lounge, Open Plan Kitchen/Diner, Bathroom, Gas Central Heating. ., Upvc Windows. Windows. Enclosed Garden. The Property Is Situated Close To Local Shops and Schools. There Is Currently A Tenant In Situation At The Property On An Occupational Contract Paying £875.00 PCM Rent That Is Due For A Review. Well Worth Viewing