

**6 Lauriston Close, Caerau
Cardiff
CF5 5PT**

Hall
Enter via a Upvc glazed door. Radiator. Door leading to lounge. Feature archway into:

Kitchen 7'10" x 7'9"
Wall & base units incorporating worktop space with stainless steel sink unit. Gas cooker point. Plumbing for washing machine. Window to front. Tiled splash backs. Tiled floor. Wall mounted 'Ideal' gas combination boiler that fires domestic hot water and central heating.



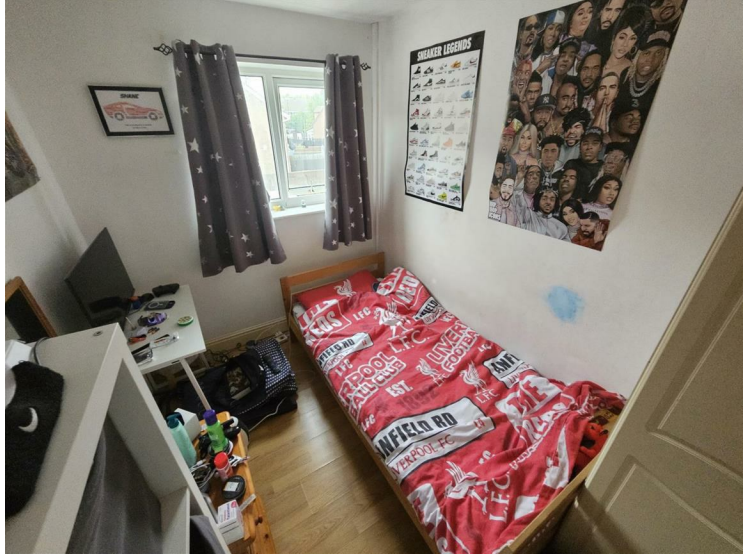
Lounge 16'4" x 11'9"
a spacious lounge with plenty of natural light from large Upvc patio door to garden. Open plan stairwell. Radiator. Decorative fire surround.

First Floor Landing
Doors off leading to two bedrooms, bathroom and stairwell to loft

Bedroom One 11'8" x 8'7"
A generous sized double bedroom. Window to rear. Radiator. Wardrobe sized hanging space



Bedroom Two 10'1" x 6'4"
Single sized bedroom with window to front. Radiator. Closet



Bathroom W.C.
Fully tiled. Suite comprising of low level W.C. Vanity unit with wash hand basin. Paneled bath incorporating electric shower. Chrome heated towel rail. Window



Front Garden
Off road parking-based area

Rear Garden
Patio based area with steps up to lawn. Timber fencing and 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.

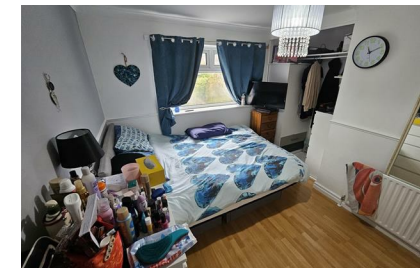
VIEWING

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



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GUIDE PRICE - £170,000 - £174,950 At This Popular Area Can Be Found This Two Bedroom Mid Link House Making An Ideal First Time Purchase. Accommodation Further Comprises Of Hall, Kitchen, Lounge, Tiled Bathroom W.C. Boarded Loft. Gardens To Front & Rear, Gas Central Heating With Combination Boiler. Upvc Windows & Doors.