

5 Gorse Place, Fairwater
Cardiff
CF5 3HP

Porch

Entered via a 1/2 glazed Upvc door. Windows to side and front. Radiator. Panelled door leading into hallway. Panelled door leading into:

Store Room 6'11" x 6'11"

A handy sized room that could be used as storage, office, toy room etc..... Window to front

Hallway

Laminate flooring. Radiator. Stairwell. Panelled door leading to kitchen. Panelled door leading into

Lounge Dining Room 21'7" x 12'7"

An excellent sized room with plenty of light pouring in by way of windows to front & rear. Brick feature fireplace. Coved ceiling. Laminate floor. Two radiators



Kitchen 10'8" x 8'6"

A well proportioned kitchen with tiling to floor and walls. A good selection of white gloss wall and base units incorporating worktop space with sink unit & mixer tap, plumbing for washing machine and electric cooker point. Window & Upvc glazed door leading out to rear garden



First Floor Landing

Panelled doors off leading to three bedrooms, bathroom W.C. Second W.C.

Bedroom One 12'8" x 11'5"

Generous sized double bedroom. Window to front. Radiator. Closet sites a recently installed 'Idea' gas combination boiler that fires domestic hot water & central heating system.



Bedroom Two 12'8" x 10'2"

Second large double bedroom. Window to rear. Radiator



Bedroom Three 10'8" x 6'11"

A good sized single bedroom. Window to front. Radiator



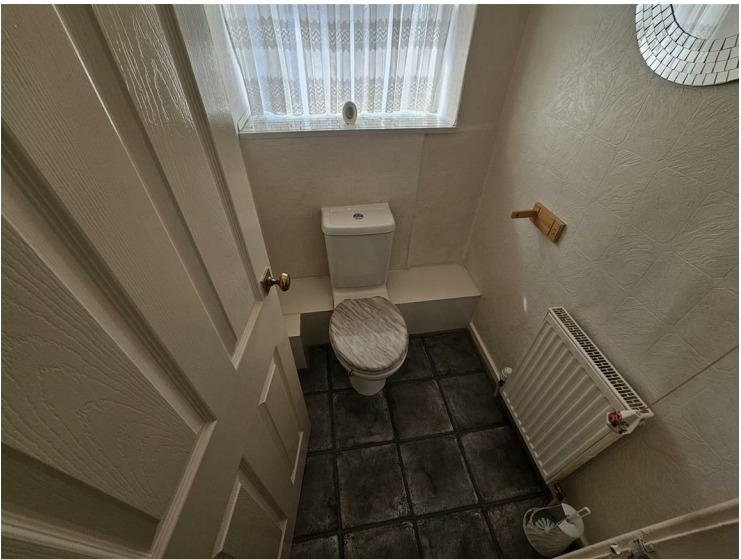
Bathroom W.C.

Tiled walls. White suite comprising of low level W.C. Pedestal wash hand basin. Panelled bath with glazed screen & electric shower. Radiator. Window



W.C.

Low level W.C. Radiator. Window

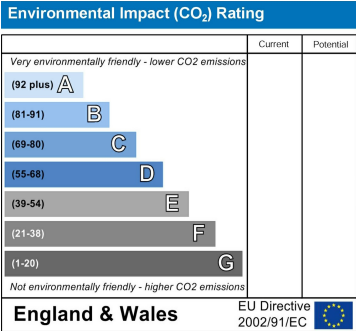
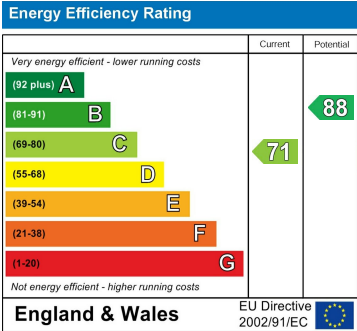
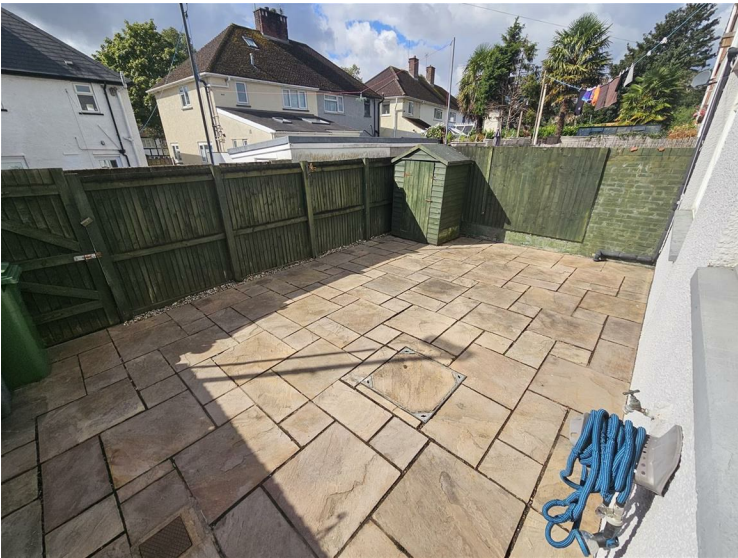


Front Garden

Based with artificial grass being enclosed by block built wall and wrought iron gate.

Rear Garden

Based in Flagstones. Enclosed by timber fencing. Pedestrian gate to rear.



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.



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Good Sized Family Starter Accommodation Is Offered By This Three Bedroom Mid Link House At Popular Fairwater. Further Comprising Of Porch, Store Room, Hall, 21' Through Lounge Dining Room, Kitchen, Bathroom W.C. & Separate W.C. Gardens To Front & Rear. Upvc Windows & Doors. Gas Central Heating With Modern Combination Boiler. Some Decoration Required Hence The Price. Vacant. Council Tax Band 'D' Energy Rating 'C'