

**10 Burges Place, City Gardens
Cardiff
CF11 8BH**

Entrance

Entered via upvc d.g. front door into entrance hallway, large built in storage cupboard, upvc door to:-

Kitchen/Lounge 20'5" x 10'6"

Open plan kitchen through to lounge with kitchen comprising of wall and base units including stainless steel sink and drainer with mixer tap, tiled splash back , space for cooker and fridge freezer, ceramic tiled floor, window to front, carpeted to lounge area, t.v. aerial point, stairs to first floor, upvc d.g. doors to:-

Conservatory 8'3" x 8'3"

Upvc d.g. conservatory with upvc doors to rear garden.

First Floor Landing

Loft access then doors leading off to bedroom & bathroom

Bedroom 11'8" x 11'2"

A really good sized double bedroom with window to rear offering pleasant views over playing field and park. and built in storage/airing cupboard,

Bathroom W.C.

White suite comprising paneled bath with mixer tap shower, low level w.c., pedestal wash hand basin, window to front, partially tiled walls.

Outside Front

Small paved front garden. Parking

Rear Garden

A generous sized garden

Garage

Single sized terraced garage with up & over door

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

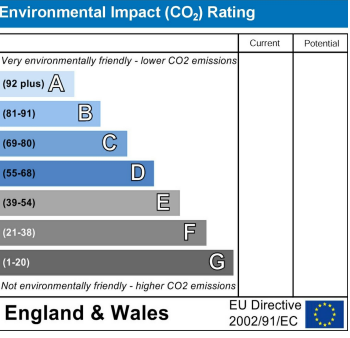
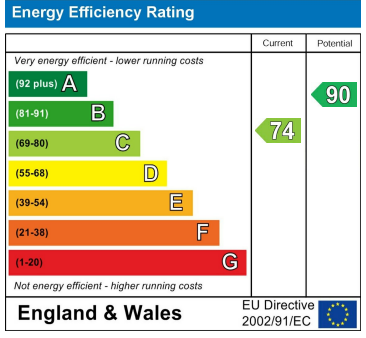
property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

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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Situated On This Highly Desirable Modern Development Is This Large One Double Bedroom Mid Link House Which Is Close To Cardiff Bay, Local Train Station and The Out Of Town Development In Leckwith With Its Array Of Supermarkets, Shops, Gym and Cardiff City Football Ground. The Property Offers Very Good Living Accommodation Further Comprising:- Open Plan Kitchen Through To Good Sized Lounge Area, Conservatory, One Large Bedroom, Bathroom, Gas C/H., Garage. **INVESTORS ONLY AS THIS PROPERTY IS BEING SOLD WITH THE TENANT IN SITU PLEASE CALL 02920 553056 FOR MORE DETAILS!!**