

**650 Beechley Drive
Cardiff
CF5 3SS**

Entrance Hall

Enter via a Upvc glazed door. Stairwell. Laminate floor. Radiator. Doors leading to lounge dining room & kitchen.

Through Lounge Dining Room 20'6" x 13'3"

A light and spacious living room with a decorative fireplace making a nice focal point. Laminate floor. Two radiators. Window to front. Patio doors leading out to rear garden.



Kitchen 11' x 10'

With a selection of wall and base units incorporating worktop space with sink unit & mixer tap, plumbing for both dish washer & washing machine, integrated stainless steel gas hob, electric oven & extractor canopy. Window. Upvc glazed door to rear garden. Tiled splash backs. Tiled floor. Door leading into:



Out House 10' x 6'

Ideal storage room. Window to front. Wall mounted gas combination boiler fires domestic hot water & central heating throughout property.

First Floor Landing

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

Bedroom 1 12'6" x 10'3"

A generous sized double bedroom. Closet. Window to front. Radiator.

Bedroom 2 13' (max) x 10'3" (max)

An 'L' shaped double bedroom. Window to rear. Radiator

Bedroom 3 11'6" x 7'9"

A good sized third bedroom. Closet. Window to front. Radiator.

Bathroom W.C. 10' x 6'6"

A very good sized bathroom with a modern white colored suite comprising of low level W.C. Pedestal washing machine. Panelled bath with electric shower over. Tiled splash backs. Laminate floor. Two windows. Radiator.



Gardens

The front garden slopes down towards property with steps and large lawn. The rear garden is enclosed by timber fencing. Timber decked terrace overlooks lawn.



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:

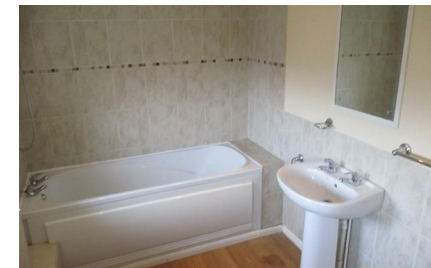
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



650 Beechley Drive, Cardiff, CF5 3SS



Offered To Let Is this Improved Three Double Bedroom Mid Link House At Popular Location In Need Of Decoration. Accommodation Further Comprising Of Entrance Hall, 20' Through Lounge Dining Room, Fitted Kitchen With Oven & Hob, Outhouse, Bathroom W.C. & Shower. Upvc Windows & Doors. Gas Central Heating With Combination Boiler. Unfurnished Available August