

**15 Heol Y Felin, Ely
Cardiff
CF5 4BT**

Hallway

Entered via fully glazed upvc door, window to side, stairs to first floor with storage cupboard beneath, door to:-

Lounge 20'3" x 10'11"

A very spacious Lounge with windows to front and rear aspect, t.v. aerial point, feature fireplace with coal effect gas fire.

Dining Room 12'10" x 7'6"

Window to rear then open plan to:-

Kitchen 10'0" x 7'6"

Kitchen fitted with a range of wall and base units including one and half bowl sink and drainer with mixer tap, gas cooker point, tiled splash back , ceramic tiled floor, upvc d.g. doors to front and rear, extractor hood, windows to front and rear aspect, door to:-

Outhouse

A large outbuilding with electric supply and lighting and further door to downstairs w.c.

First Floor Landing

Loft access, window to side, doors leading off to:-

Bedroom One 14'7" x 9'5"

Double bedroom, window to front, built in storage cupboard housing gas central heating boiler.

Bedroom Two 10'0" x 10'1"

Double bedroom, window to rear.

Bathroom

White suite comprising paneled bath with electric shower over, low level w.c, pedestal wash hand basin, tiled to bath and sink areas, window to rear.

Outside Front

Large wrap around garden which is laid to lawn with brick boundary wall.

Rear

Laid to paving stone with double opening gates leading to a long car hardstand and further parking to side of property. The garden is enclosed by means of wood panel fencing and brick boundary wall.



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:

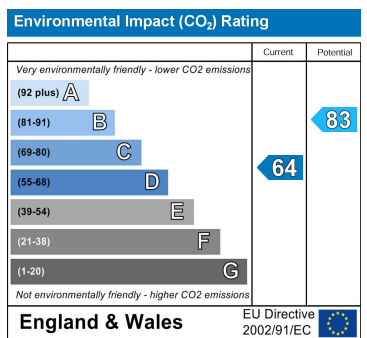
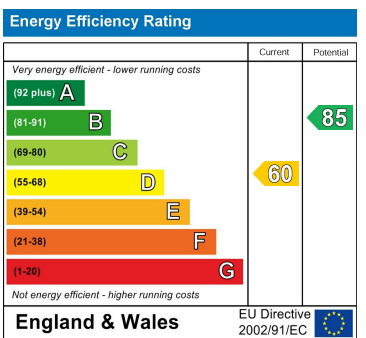
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT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





15 Heol Y Felin, Ely, Cardiff, CF5 4BT



Offer To Let This Two Bedroom Semi Detached House The Accommodation Further Comprises:- Hallway, 20' Lounge, Dining Room, Kitchen, Bathroom, The Aforementioned Bedrooms, Gas C/h., Upvc Windows and Doors, Extremely Large Wrap Around Garden With Paved Rear Garden and Large Car Hardstanding Which Extends Into The Rear Garden. Available Now Unfurnished. No Pets