

**68 Powderham Drive, Carlton Gardens
Cardiff
CF11 8ES**

Porch

Enter via 1/2 glazed Upvc door with stained glass insert. Radiator, Quality timber stippled floor runs through to lounge via door.

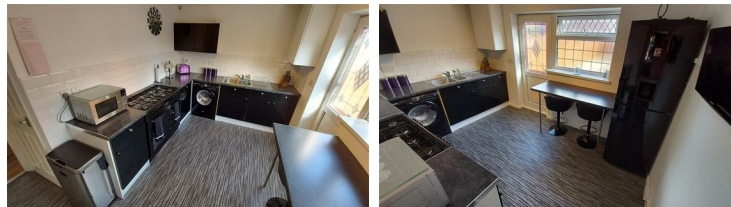
Lounge 14'6" x 12'9"

A light and generous sized living room featuring an open plan stairwell. Coved ceiling. Radiator. Window to front. Door leading into:



Kitchen Breakfast room 12'9" x 8'9"

A decent sized kitchen featuring a good selection of quality Black gloss wall and base units incorporating ample worktop space with matching breakfast bar, sink unit & mixer tap, plumbing for washing machine, gas cooker point. Tiled splashbacks, Cushio floor. Radiator. Large understairs storage cupboard. Window. 1/2 Glazed Upvc door leading out to rear garden.

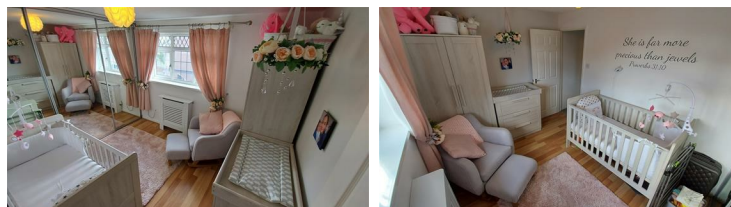


First Floor Landing

Doors leading off to two bedrooms & bathroom W.C. Pull down loft ladder leading up to partially boarded loft.

Bedroom 1 10'6" x 9'

A double bedroom featuring modern floor to ceiling fitted mirror wardrobes. Laminate floor. Radiator. Window to rear



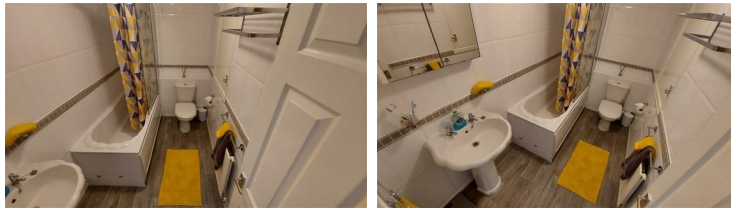
Bedroom 2 12'9" x 6"

Second double bedroom. Window to front. Radiator. Laminate floor. Coved ceiling



Bathroom W.C.

Quality ceramic tiled walls. Suite comprising of low level W.C. Pedestal wash hand basin. Panelled bath incorporating electric shower & glazed screen. Radiator. Linen cupboard sites a wall mounted gas combination boiler that fires domestic hot water and central heating system.

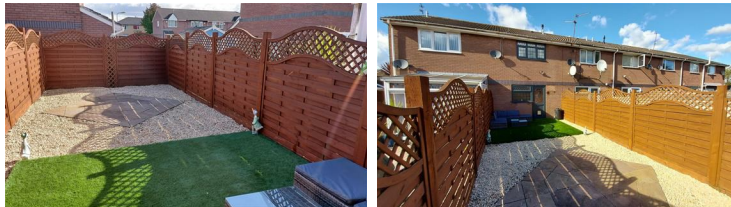


Front Garden

Mainly laid to lawn. Tree.

Rear Garden

A good sized 'Landscaped' garden with Astro turf lawn leading to stone and flagstone based area enclosed by timber fencing.



Garage & Parking

Brick built single garage being one of a pair of semi detached. Up & over door. Parking plot to front

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,

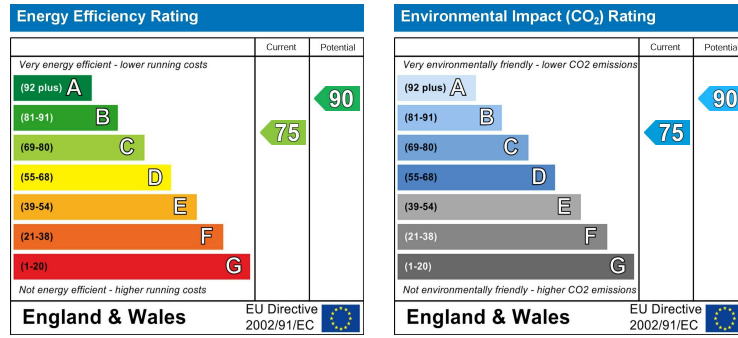
but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms 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.

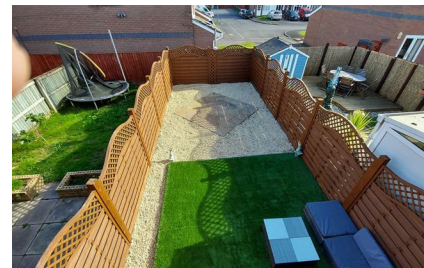
VIEWING

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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Offered For Professional Let. Situated At This Sort After Private Residential Developments Can Be Found This Very Well Presented Mid Terrace House In Lovely Order Throughout And Boasting A Garage. Accommodation Briefly Comprises Of Entrance Porch, Spacious Lounge, Fitted Kitchen Breakfast Room, Two Double Bedrooms & Tiled Bathroom W.C. With Shower. Landscaped Gardens To Front & Rear. High Quality Flooring Throughout. Upvc Windows & Doors. Gas Central Heating With Combination Boiler. Unfurnished. Available 2 Weeks