

**109 Bishop Hannon Drive, Pentrbane  
Cardiff  
CF5 3QU**

**Communal Entrance Hallway**

**Apartment Hallway**

Built in airing cupboard, doors leading off to:-

**Lounge 14'5" x 9'2"**

Window to front, wall mounted shelves, electric storage heater.

**Kitchen 7'8" x 7'8"**

Kitchen fitted with some wall and base units including stainless steel sink and drainer, plumbed for washing machine, cushion flooring, open plan style arch to lounge.

**Bedroom One 9'9" x 9' 9"**

Double bedroom , wall mounted electric storage heater, window to rear, wall mounted storage shelves. Floor to ceiling fitted mirrored wardrobes.

**Dressing Room**

Wall mounted electric storage heater, window to rear, wall mounted shelving.

**Bathroom**

White suite comprising paneled bath with electric shower over, glazed shower door oof, pedestal wash hand basin, low level w.c., tiled to bath and sink areas, ceramic tiled floor, extractor fan.

**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.

**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:**

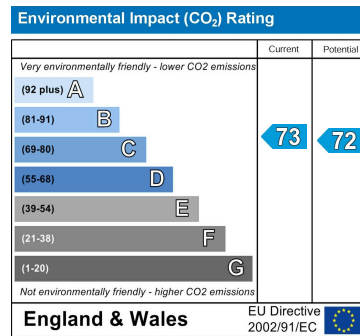
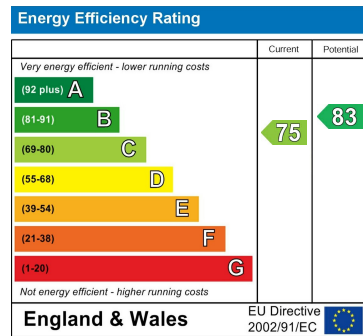
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT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

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Situated On This Popular Private Development Is This One Bedroom First Floor Apartment Ideal as A Buy To Let. The Property Is Close To Local Schools and Shops. Further Comprising, Entrance Hallway, Open Plan Lounge/Kitchen, Bathroom, dressing room, Recently Installed Electric Heating System, Communal Gardens. Available Now. EPC Rating 'C' Council Tax Band 'B'