

# 10 Perrots Close, Fairwater

Cardiff

CF5 3HZ

## Entrance Hall

Entered via a 1/2 Glazed Upvc door. Doors leading off to lounge, two bedrooms and bathroom W.C.



## Lounge 18'3" x 9'6" (max)

A decent sized room with plenty of natural light by way of two windows. Two radiators.



## Kitchen 7'10" x 5'10"

A well proportioned sized kitchen siting a selection of quality Cream gloss wall & base units incorporating stainless steel sink unit & mixer tap, plumbing for washing machine, integrated electric induction hob, oven & extractor canopy. Tiled splash backs. Breakfast bar. Radiator. Laminate floor. Window. Wall mounted 'Ideal' combination gas boiler fires domestic hot water and central heating.



## Bedroom One 11'0" x 7'10"

Double bedroom with window & radiator.



## Bedroom Two 9'11" x 6'9"

Single sized bedroom. Window & Radiator



## Bathroom W.C.

Partially tiled walls. Suite comprising of low level W.C. Pedestal wash hand basin. Panelled bath with glazed screen and chrome mixer shower. Tiled floor Radiator. Window



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 Leasehold. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	77	77
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Parking

Parking plot to front.

## Garden

Private enclosed garden to rear with lawn & decking. Timber shed

## 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,



## 10 Perrots Close, Fairwater, Cardiff, CF5 3HZ



Situated At This Popular Residential Area Close To Fairwater Green And Its Various Facilities Can Be Found This Modern Purpose Built Ground Floor Apartment In Very Good Condition Indeed! The Property Would Make A Good First Time Or Investment Purchase For Landlords. Accommodation Briefly Comprises Of Entrance Hall, 18' Lounge, Fitted Kitchen With Integrated Appliances, Two Bedrooms & Partially Tiled Bathroom W.C. & Shower. Upvc Windows & Doors. Gas Central Heating With Combination Boiler. Off Road Parking. Private Garden To Rear. Well Worth Viewing.