

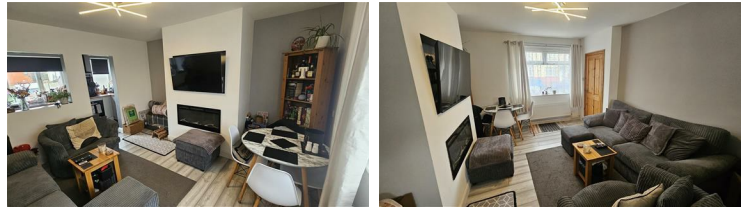
**21 St. Donats Road**  
**Cardiff**  
**CF11 8AL**

**Entrance Hall**

Entered via upvc d.g. door, stairs to first floor and door to lounge.

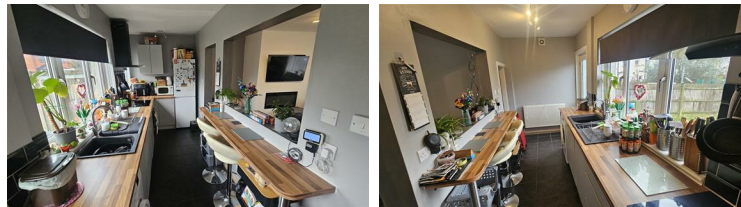
**Lounge 45'11" x 6'6" x 39'4" x 19'8" (max)**

A bright spacious lounge with window to front, feature media wall with inset electric fire and brackets to mount T.v., Laminate flooring, then open plan feature and doorway to kitchen.



**Kitchen/Breakfast Room**

Galley style kitchen fitted with a range of modern units including built in electric hob and oven with extractor fan over, integrated dishwasher, one and a half bowl sink and drainer with mixer tap, tiled splash back, plumbed for washing machine, ceramic tiled floor, understairs storage cupboard, built in breakfast bar, tow windows and upvc door to rear.



**First Floor Landing**

Window to side, loft access with pull down ladder, the loft is partially boarded, doors leading off to:-

**Bedroom One 13'6" x 9'3"**

Double bedroom, plenty of space for wardrobes, window to front.



**Bedroom Two 103" 9'7"**

Double bedroom, window to rear, wall mounted gas central heating boiler.



**Bathroom**

White suite comprising panelled bath with mains fed shower over, mixer taps, rain fall shower head, glazed shower door, low level w.c, wash hand basin, complimentary tiled walls to 3 three walls, ceramic tiled floor, heated hand towel rail, window to rear.

**Outside Front**

Large driveway, brick boundary wall, wooden gate to side giving access to rear garden.

**Rear**

A really large rear garden with areas of paved patios, enclosed by means of wood panel fencing.

**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:**

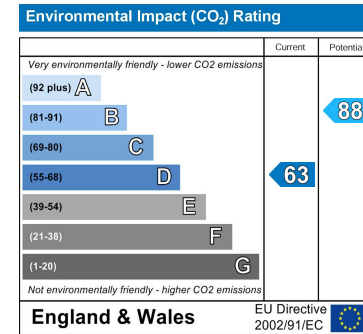
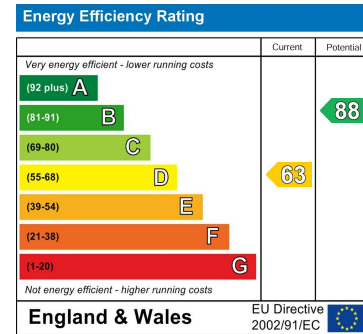
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT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

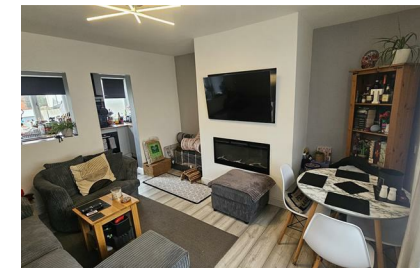
**VIEWING**

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.





## 21 St. Donats Road, Cardiff, CF11 8AL



Ideal First Time Buy Is This Two Double Bedroom Semi Detached House Situated At This Very Convenient Location Close To Cardiff City Stadium and The Out Of Town Development In Leckwith Plus Train Station. The Property Has Been Modernised To Include Lovely Galley Style Kitchen/Breakfast Room, Lounge With Media Wall and Modern Bathroom, The Property Also Benefits From Gas C/H., Upvc D.G. Doors and Windows With Off Road Parking and A Extremely Large Rear Garden, All Of Which Make Viewing A Must!!!!