

72 Orange Grove
Cardiff
CF5 3SW

Hallway

Entered via upvc fully glazed door, stairs to first floor with window to side, laminate flooring running through to kitchen, doors leading off to:-

Lounge 8'4" x 11'11"

Window to front, laminate flooring, t.v. aerial point.



Kitchen/Diner 17'3" x 7'4"

Fitted kitchen comprising plenty of wall and base units with integrated "Range" style five burner gas hob, built in oven, extractor hood, integrated dishwasher, space for Fridge/freezer, one and a half bowl sink and drainer with mixer tap, laminated splashbacks with complimentary work tops, breakfast bar, large built in storage cupboard/pantry, space for dining chairs and table, window and upvc d.g. door to rear, further door to:-



Utility Room

Spacious utility room with window to front and dual aspect upvc d.g. doors to front and rear, laminate flooring, door to-



Cloaks

White suite comprising low level w.c., wash hand basin, radiator, laminate flooring.

First Floor Landing

Window to side, access to loft which is boarded and has pull down ladder, large built in storage/airing cupboard, doors leading off to



Bedroom One 12'5" x 8'10"

Double bedroom window to front.



Bedroom Two 9'1" x 9'1"

Double bedroom, window to rear.



Bathroom

White suite comprising panelled bath, low level w.c., wash hand basin, complimentary tiled walls to bath and sink areas, laminate flooring, window to rear.

Outside Front

Good size front garden which is mainly laid to lawn.

Rear

A much larger than average rear garden with areas of decked patio then laid to lawn, with Cotwold style stone borders, 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.

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



property sales lettings property management

498 Cowbridge Road East,
Victoria Park,
Cardiff
CF5 1BL

Tel: 029 2055 3056

Fax: 029 2056 5761



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Hoskinsmorgan Are Pleased To Bring To The Market This Excellent Sized and Much Improved Two Double Bedroom Semi Detached House Situated At This Very Convenient Location Close To Local Shops, Schools and Transport. The Property Further Comprises:- Lounge, Fitted Kitchen/Diner, Large Utility Room, Downstairs Cloaks, Upvc d.g. windows, Gas C/h., A Really Large Rear Garden, Viewing Is Highly Recommended!!!

sales@hoskinsmorgan.co.uk

www.hoskinsmorgan.co.uk

£225,000 Freehold