

Entrance Hall

Entered via a Upvc door with glazed insert. Tiled floor. Radiator. Stairwell leading up lounge kitchen. Doors leading into bedroom & shower room W.C. Double doors into closet with plumbing for washing machine and wall mounted gas combination boiler.

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.

Bedroom 10'11" (min) x 7'5" (min)

A good sized 'L' shaped double bedroom. Coved ceiling. Radiator. Glazed ceiling panel.

Shower Room W.C.

Partially tiled with suite comprising od white low level W.C. Pedestal wash hand basin. Tiled & glazed cubicle incorporating mains fed mixer shower. Chrome heated towel rail. Window. Tiled floor

First Floor

Direct access into:

Lounge Kitchen 16'6" x 10'4"

A well designed open plan kitchen lounge with a selection of white gloss wall and base units incorporating worktop space with stainless steel sink unit & mixer tap.

Integrated gas hob, electric oven, extractor canopy, fridge & freezer. Tiled splashbacks. Hardwood floor. Two windows to front. Radiator. Glazed balustrade.

Front Garden

Enclosed by screen walling and timber fencing entered via a timber gate. Paved path with stone based areas either side

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.

FIXTURES AND FITTINGS

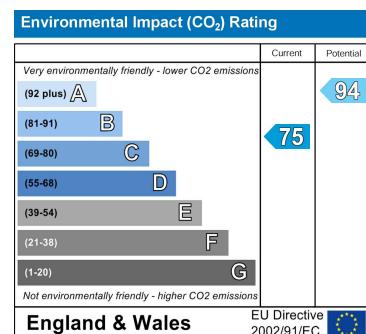
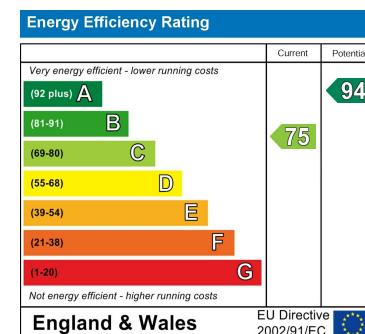
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The 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

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.





1a Cardigan Street, Canton, Cardiff, CF5 1QU

Ideal Purchase For A Landlord Investor Is This Nicely Presented Modern Built One Double Bedroom Coach Style Duplex House Offered Sale. Entrance Hall, Shower Room W.C. Aforementioned Bedroom, First Floor Open Plan Lounge Fitted Kitchen With Appliances. Upvc Windows. Gas Central Heating. Small Front Garden. Tenant In Situation Paying Rent of £7140.00 per Annum.