

**118 Wern Goch East, Llanedeyrn  
Cardiff  
CF23 7AE**

**Entrance Hall**

Enter via a 1/2 glazed Upvc door. Stairwell rising to first floor landing. Through access to:



**Cloakroom W.C.**

Partially tiled. Low level W.C. Pedestal wash hand basin. Window



**Bedroom One 12'3" x 10'0"**

Double bedroom with window to front. Radiator. Fitted wardrobes



**Bedroom Three 10'9" x 6'6"**

Single sized bedroom. Window to rear. Radiator

**Breakfast Room 11'1" x 9'0"**

A versatile room that can be used as dining area, office, sitting room etc... Window to front. Radiator. Glass panelled door leading to:



**First Floor Landing**

Doors off leading to lounge and bedroom. Fitted storage cupboards. Stairwell rising to second floor landing

**Lounge 12'3" x 10'8"**

A large living room that could double up as a bedroom. Window to rear. Radiator. Coved ceiling



**Second Floor Landing**

Doors off leading to two bedrooms & bathroom W.C. Threr storage cupboards. Loft space with pull down ladder leading uop to boarded loft with light supply

**Bedroom Two 12'3" x 9'11"**

Good sized double bedroom. Window to front. Radiator. Fitted wardrobe



**Bathroom W.C.**

Tiled with suite comprising of low level W.C. Pedestal Wash hand basin. Panelled bath incorporating shower attachment. Radiator. Tiled floor. Window

**Kitchen 13'7" (max) x 9'6" (min)**

A most generous sized refitted kitchen boasting a large selection of 'Sage' gloss wall and base units incorporating ample worktop space with stainless steel sink unit & mixer tap, plumbing for washing machine and integrated stainless steel gas hob, electric oven & extractor canopy. Vinyl splash backs. Tiled floor. Window & 2 1/2 glazed Upvc door to rear garden. 'Worcester' combination gas boiler fires domestic hot water and central heating. Door leads into:



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 <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	



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## 118 Wern Goch East, Llanedeyrn, Cardiff, CF23 7AE



Excellent Sized Family Accommodation Is Offered By This Three/Four Bedroomed Three Storey Mid Link Terraced House. Briefly Comprising Of Entrance Hall, Breakfast Room, Large Modern Fitted Gloss Kitchen With Oven & Hob, Cloakroom W.C. Lounge, Three Bedrooms & Bathroom W.C. Gas Central Heating With 'Worcester' combination Boiler. Upvc Windows & Doors. Gardens To Front & Rear. Off Road Parking Plot. Some Decoration Required Hence Price. Council Tax Band 'C' Quick Sale Can Be Offered.

**£187,950 Freehold**

### Front Garden

Paved forecourt enclosed by block built wall

### Rear Garden

Small paved area with steps leading up to concrete based forecourt offering off road parking. Decorative wrought iron work.

### 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.

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