

41 Caerwent Road, Ely
Cardiff
CF5 4QB

Entrance Porch

Entered via upvc d.g. front door, upvc panelled walls, window to side and front then further upvc door to:-

Hallway

Stairs to first floor with storage cupboard underneath, meter cupboard, cushion flooring, then half glazed doors leading to:-



Lounge 15'11" x 11'3"

Dual aspect lounge with Bay window to front and further window to rear, inset ceiling spotlighting, t.v. aerial point, feature fire place with coal effect gas fire.



Kitchen 8'8" x 7'10"

Quality fitted kitchen comprising plenty of wall and base units, integrated five burner gas hob, electric and extractor hood, stainless steel sink and drainer with mixer tap, plumbed for washing machine and tumble dryer, tiled splashback, complimentary work tops, upvc d.g. door and window to rear, inset ceiling spotlighting, cushion flooring.



First Floor Landing

Access to loft, window to front then doors leading to:-

Bedroom One 14'0" x 9'8"

Double bedroom, window to front, built in storage cupboard housing gas central heating boiler.



Bedroom Two 10' x 10'

Double bedroom, window to rear, laminate flooring.



Bathroom

Modern white bathroom suite comprising panelled bath with mixer tap shower attachment with two shower heads, low level w.c., vanity wash hand basin, complimentary tiled walls to bath and shower areas, cushion floor, window to rear.



Outside Front

Double car "Resin" driveway, brick and wood panel fencing boundary wall,

Rear

A large rear garden 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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Viewing Is A Must Of This Beautifully Presented and Much Improved Two Bedroom Mid Terrace House, Situated At This Popular Location. The Property Has Been Recently Renovated To Include a Quality Fitted Kitchen, Modern Bathroom, Lovely Dual Aspect Lounge and Two Good Sized Bedrooms, Gas Central Heating. Upvc Windows and Doors, Large Rear Garden, "Resin" Double Driveway!!! Early Viewing Is A Must!!!! Council Tax Band 'B'