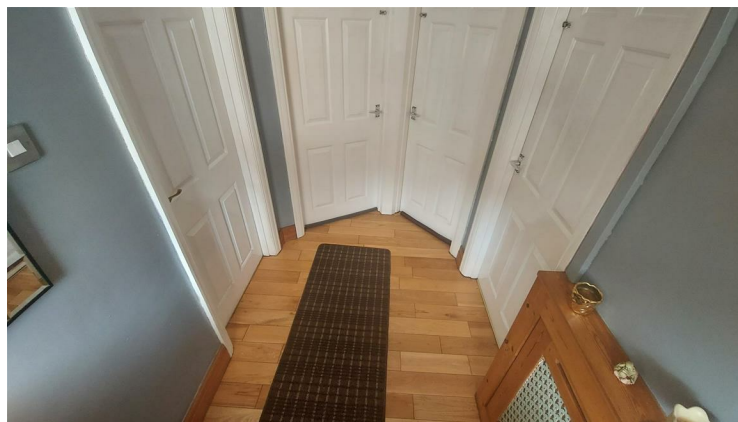


**9 Fairfield Close, Victoria Park
Cardiff
CF5 1AD**

Entrance Hall

Entered via a Upvc door with stained insert to the side of the property. Hardwood floor. Radiator. Coved ceiling. Doors leading to lounge, two bedrooms & kitchen.



Lounge 13'3" (max) x 11'10"

A generous sized living room with bow bay window to front. Hardwood floor. Coved ceiling. Window.



Bedroom 1 11'1" x 11'9"

Good sized double bedroom. Window, Fitted wardrobe. Hardwood floor. Radiator



Bedroom 2 9'4" x 7'7"

Second double bedroom. Fitted wardrobe. Window to front. Hardwood floor. Radiator



Kitchen 10'1" x 7'10"

Cream wall & base units with stainless steel sink unit & mixer tap. Electric cooker point. Tiled splash backs. Tiled floor. Window. Archway access to:



Rear Lobby

Radiator. Doors to shower room W.C. & conservatory. Access to wall mounted gas boiler that fires domestic hot water and central heating

Shower Room W.C.

Suite comprising low level W.C. Vanity unit with wash hand basin. Tiled & glazed cubicle incorporating a mains fed mixer shower. Radiator. Two windows



Conservatory 14'6" x 7'9"

A great addition to the property being this large Upvc framed conservatory with tiled floor. Air conditioning. Radiator. 1/2 glazed Upvc door leads out to rear garden



Front Garden

Concrete based area being enclosed by block built wall. Decorative wrought iron gates. Hardstand offering off road parking for three cars. Timber pedestrian door to side lead to:

Rear Garden

A decent sized garden paved in slabs. Timber fencing and shed.



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		
	64	81
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		
	68	81
England & Wales	EU Directive 2002/91/EC	



9 Fairfield Close, Victoria Park, Cardiff, CF5 1AD



Situated At This Pleasant Sort After Private Cul De Sac Can Be Found This Traditional Built Bay Fronted Semi Detached Bungalow. Accommodation Briefly Comprises Of Entrance Hall, Lounge, Kitchen, Two Bedrooms, Shower Room W.C. & Conservatory. Gas Central Heating. Upvc Windows & Doors. Gardens To Front & Rear. Off Road Parking. Well Worth Viewing!