

77 Pentrebane Road, Pentrebane
Cardiff
CF5 3RA

Hallway

Entered via upvc d.g. front door, window to front, under stairs storage and meter cupboards, stairs to first floor, doors leading off to:-

Lounge/Diner 20'9" x 9'4"

Excellent sized Lounge diner with dual aspect windows and fire place.

Kitchen 9'7" x 7'9"

A basic kitchen with a range of base units and sink and drainer, large built in pantry, window to front, doior to:-

Outhouse

Doors to front and rear and possibility to turn into another reception room or utility room.

First Floor Landing

Loft access, window to side, airing cupboard then doors leading off to:-

Bedroom One 14' 9" x 9'3"

Double bedroom. large built in storage cupboard.

Bedroom Two 11'1" x 9'7"

Double bedroom, window to rear.

Bathroom

Original bathroom suite comprising Enamel bath, wash hand basin, low level w.c., window to rear.

Outside Front

Steps leading upto front door then laid to lawn.

Rear

An exceptionally large rear garden with the possibility to extend (subject to planning) enclosed by means of wood panel fencing then laid to lawn.

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

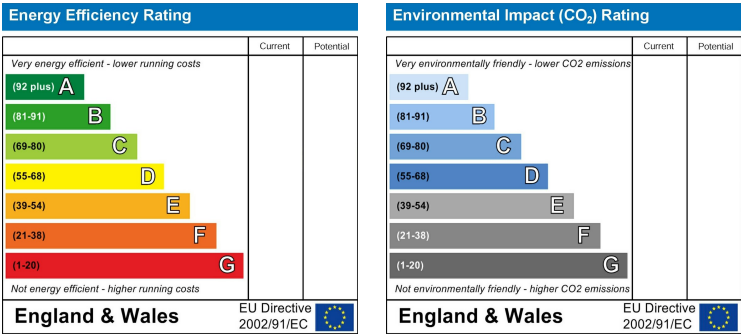
photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

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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GUIDE PRICE £180,000 - £190.,000. In Need Of Total Update Is This Two Double Bedroom Semi Detached House With An Exceptionally Large Rear Garden And An Ideal Investment/First Time Buy. The Property Is Situated At This Very Popular Location Being Close To Local Shops and Schools. The Accommodation Further Comprises:- Hallway, 20' Lounge/Diner, Kitchen, Outhouse, Two Good Sized Bedrooms, Bathroom, Upvc Windows, Possibility To Extend (subject to Planning) OPEN DAY SATURDAY 26TH NOVEMBER 11A.M. TO 3P.M.