

12 Meirwen Drive, The Sactuary
Cardiff
CF5 4ND

Entrance Hall

Entered via a Upvc door into central hallway with doors off to lounge, dining room & cloakroom W.C. Laminate floor. Stairwell. Radiator.

Cloakroom W.C.

Low level W.C. Wash hand basin. Tiled floor. Window

Lounge 17'6" x 15'6" (max)

A light and spacious reception room with 'French' style Upvc glazed doors leading out to garden. Window to front. Contemporary Radiator. Laminate floor. Coved ceiling.



Dining Room 11'3" x 8'

A decent sized room with window to front. Laminate floor. Radiator. Coved ceiling. Through access leading into:

Kitchen 14'6" x 7'3"

Boasting a very good selection of quality Grey wall & base units incorporating ample worktop space with sink unit & mixer tap, plumbing for washing machine, integrated gas hob, electric oven & extractor canopy. Tiled splash backs. Tiled floor. Window. Radiator.



First Floor Landing

Doors off leading to three bedrooms & bathroom W.C. Loft space. Window.



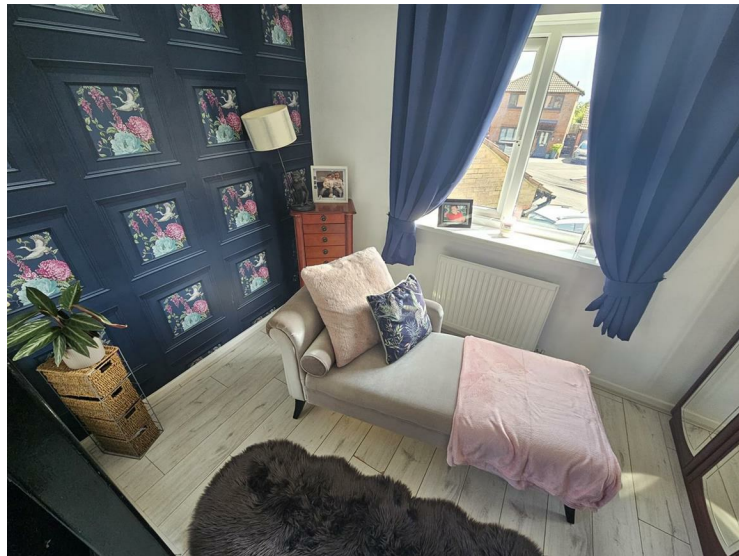
Master Bedroom 14'3" x 8'9"

A well presented and generous sized double bedroom with window overlooking garden. Radiator. Through access to:



Bedroom 4

Single sized bedroom that has been converted into a changing room that serves the master bedroom. Window. Radiator.



Bedroom 2 11'6" x 11'9"

A large double bedroom. Window to front. Radiator.



Bedroom 3 9' x 8' (max)

Single sized bedroom with box bay window. Radiator.



Shower Room W.C.

Recently refurbished with tiled walls & floor and quality white colored suite comprising of low level W.C. Vanity unit with wash hand basin. Tiled & glazed cubicle incorporating a mains fed mixer shower. Chrome heated towel rail. Window.



Gardens

The front garden is mainly laid to lawn sweeping to one side elevation being complimented with mature shrubs. Tarmac based fore court offers off road parking for two cars. Pedestrian gate to side leading to a good sized private garden featuring a paved patio terrace with timber Pagoda over & dwarf dividing wall to a good sized lawn. Flowers & shrubs to borders. Timber fencing and shed.



Garage

Double detached garage at present used as a studio flat. Up & over door leading to a god sized storage space, 1/2 glazed Upvc door leads into the studio accommodation that is need of updating. Pedestrian door leads to rear garden.

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.

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.

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.

Disclaimer Notice:

The vendor of this property is related ton an employee of hoskinsmorgan.

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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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property sales lettings property management



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***Guide Price £325,000- £339,950 At This Popular Residential Area Can Be Found This Well Presented Detached House With Double Garage (One being converted to a additional room). Good Sized Family Accommodation Is Offered By Means Of Entrance Hall, Cloakroom W.C. 17' Lounge, Dining Room, Fitted Kitchen With Oven & Hob, Three/Four Bedrooms (Fourth Bedroom Now An Open Plan Changing Room Off Master Bedroom) Refurbished Shower Room W.C. & Shower Cubicle. Gardens To Front & Rear. Gas Central Heating. Upvc Windows. Parking For Two. Well Worth Viewing. Council Tax Band 'E'

£325,000 Freehold

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