

**15 St. Donats Court Laleston Close  
Cardiff  
CF5 5HY**

**Communal Hall**

Entered via security intercom entry system. Door leading to communal garden at rear. Stairwell rising to top floor

**Entrance Hall**

Doors off leading to lounge, kitchen, bedroom & bathroom  
W.C. Radiator

**Lounge 16'5" x 9'8" (max)**

A generous sized living room with two windows to front.  
Radiator. Coved ceiling. Laminate floor



**Kitchen 10'1" x 7'10"**

A well-proportioned sized kitchen housing a selection of wall & base units incorporating worktop space with sink unit, plumbing for washing machine. Integrated electric oven, hob & extractor fan. Window. Airing cupboard.  
Laminated floor. Radiator



**Bedroom 13'7" x 8'7"**

large double bedroom featuring fitted mirror wardrobes.  
Window, Radiator



**Bathroom W.C.**

Suite comprising of low-level W.C. Pedestal wash hand basin. Panelled bath incorporating glazed screen and electric shower. Tiled splash backs. Chrome heated towel rail



**Communal Garden**

Large communal garden mainly 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 Leasehold. 89 Years remaining. No Ground Rent. Service charge of £57.50 pcm. 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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



## 15 St. Donats Court Laleston Close, Cardiff, CF5 5HY



First Time Buyers Look! A Purpose-Built Top Floor Flat Situated To The West Side of Cardiff. Accommodation Briefly Comprises Of Communal Hall & Stairwell, Entrance Hall, Lounge, Fitted Kitchen, Double Bedroom & Bathroom W.C. Gas Central Heating. Upvc Windows. Communal Garden To Rear. Intercom Entry System. Council Tax Band 'A' Energy Rating 'D' Well Worth Viewing