

**30 Penmaen Walk, Culverhouse Cross
Cardiff
CF5 4TP**

Porch

Entered via Upvc glazed sliding door into this Upvc framed Storm Porch. Timber glazed door leads into:

Entrance Hall

Stairwell rising to first floor landing. Radiator. Cloakroom W.C. Laminate floor. Decorative window to kitchen. Door leading into:



Cloakroom W.C.

Low level W.C. Wash hand basin. Window

Lounge 13'6" (max) x 12'6"

A light and airy room with window to front. Coved ceiling. Radiator. Laminate floor running through to dining room via a feature archway opening.



Dining Room 12' x 10'3"

A good sized room with Upvc 'French' style glazed doors leading out to side garden. Coved ceiling. Door leading to:



Kitchen 9' (min) x 9'

A well proportioned sized kitchen featuring a large selection of wall and base units incorporating worktop space with stainless steel sink unit & mixer tap together with integrated appliances to include fridge-freezer, dish washer, gas hob, electric oven & extractor hood. Tiled splash backs. Tiled floor. Down lighting. Under stairs storage cupboard. Window & Upvc glazed door to rear garden.



First Floor Landing

Doors off leading to three bedrooms, & shower room W.C. Loft space. Linen cupboard.

Bedroom 1 12'6" x 10'3"

A good sized double bedroom with fitted wardrobes and cabinets. Window to front. Radiator



Bedroom 2 10'6" (max) x 9'6" (max)

An 'L' shaped double bedroom with window to rear. Fitted wardrobes. Radiator.



Bedroom 3 9'6" x 7'

A decent sized third bedroom. Fitted robes. Radiator. Window to front

Shower Room W.C.

Fully tiled walls with modern suite comprising of low level W.C. Pedestal wash hand basin. Tiled & glazed cubicle incorporating a mains fed mixer shower. Tiled floor. Window. Chrome heated towel rail.



Granny Flat

Lounge/Bedroom 16' x 8'9"

Entered via a Upvc glazed door into this large room used as an open plan lounge bedroom. Radiator. Windows to sides. Through access to:



Kitchen 14'9" x 6'

In need of updating but presently housing a selection of wall and base units, worktop space & sink unit. Gas cooker point. Access to shower room W.C.

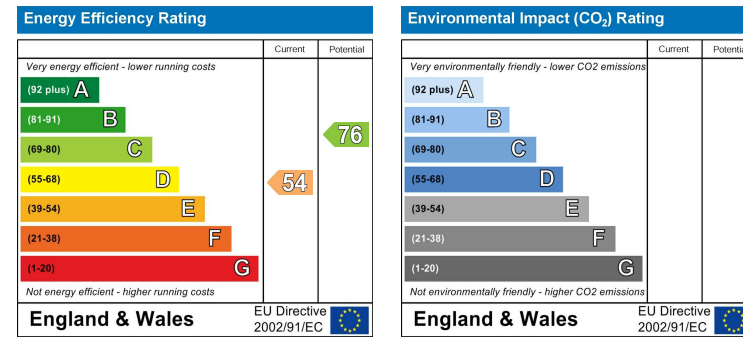


Shower Room W.C.

Again in need of updating. Low level W.C. Wash hand basin. Tiled & glazed cubicle incorporating an electric shower. Tiled walls. Radiator. Window



Opening Hours: Monday - Friday 9.00am - 5.30pm,
Saturdays 9.00am - 4.00pm.



property sales lettings property management

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Gardens

Based in brick work and stone enclosed by block and brick built walls. Mature shrubs. Wrought iron pedestrian gate to side leads to a paved area and path leading around to rear garden being based in slabs and complimented by a selection of mature shrubs. Decorative wrought iron pedestrian gate leading to rear lane.

Garage

Situated approximately 30meters from property being a single sized unit with up & over door.

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.



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Rarely Available. Situated At This Popular Residential Area To The West Of The City Can Be Found This Generous Sized End Of Link House Boasting An Extended 'Granny Flat' To Rear. Generous Sized Family Accommodation Is Offered By Means Of Storm Porch, Entrance Hall, Cloakroom W.C. Lounge Through To Dining Room, Fitted Kitchen With Integrated Appliances To Include Oven, Hob, Dish Washer, Fridge Freezer, Three Bedrooms (With Fitted Wardrobes) & Shower Room W.C. Additional Accommodation By Way Of 16' Lounge/Bedroom, Kitchen (In Need Of Updating) & Shower Room W.C. Gardens To Front & Rear. Garage. Well Worth Viewing.

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www.hoskinsmorgan.co.uk

£264,950 Freehold