

**30 Malmsmead Road, Llanrumney**  
**Cardiff**  
**CF3 5QG**

**Entrance Hall**

Entered via a Upvc door with glazed insert. Doors leading to lounge & kitchen. Radiator. Closet. Stairwell.

**Lounge 12'10" x 8'9"**

Window to front. Radiator. Coved ceiling. Through access into:



**Dining Room 11'11" x 11'7"**

Window to rear. Radiator. Coved ceiling



**Kitchen 8'3" x 6'6"**

Tiled walls & floor. White wall & base units. Sink unit. Plumbing for washing machine. Gas cooker point Window & 1/2 Glazed Upvc door leading out to rear garden



**First Floor Landing**

Doors leading to 3 bedrooms, Bathroom & W.C. Loft space. Window to side

**Bedroom One 11'8" x 11'7"**

Double bedroom. Window to front. Radiator



**Bedroom Two 10'5" x 9'2"**

Double bedroom. Window to rear. Radiator. Closet housing a wall mounted gas combination boiler

**Bedroom Three 8'6" x 8'0"**

Window to front. Radiator



**Bathroom**

Tiled. Suite comprising pedestal wash hand basin. Panelled bath. Electric shower. Chrome heated towel rail. Window



**W.C.**

Low level W.C. Radiator. Window

**Gardens**

The front garden is laid to lawn. Concrete base hardstand offers off road parking. Pedestrian gate to side leading to rear garden that is laid to lawn. Two brick store sheds. Block built walls



**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.

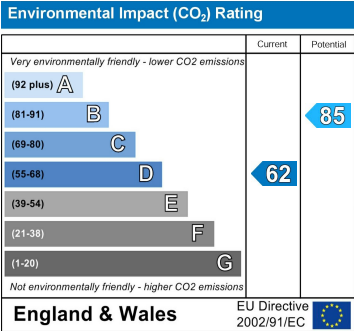
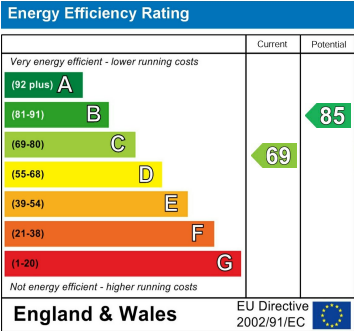
**TENURE**

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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Recently Replastered Decorated And Improved Three Bedroom Semi Detached House Making An Ideal First Time Purchase. Briefly Comprising Of Entrance Hall, Lounge Through To Dining Room, Kitchen, Tiled Bathroom & W.C. Gas Central Heating With Combination Boiler. Upvc Windows & Doors. Good Sized Gardens To Front & Rear. Two Sheds. Off Road Parking. Quick Sale Offered.

£210,000 Freehold