

**15 Yew Tree Close, Pentrebane
Cardiff
CF5 3TS**

Entrance Hall

Entered via a Upvc leaded glazed door. Stairwell. Radiator. Paneled door leading into:

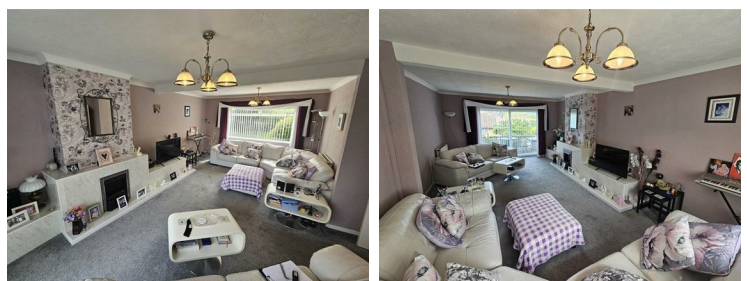
Kitchen Breakfast Room 21'4" max) x 9'8" x 4'6" (min)

A large 'L' shaped light and bright boasting a large selection of Cream wall & base units, incorporating ample worktop space, stainless steel sink unit & mixer tap, plumbing for both dish washer & washing machine, integrated gas hob, electric oven & extractor canopy. Window to front. Patio doors to rear. Radiator. Vinyl floor. Paneled door leading into:



Lounge Dining Room 20'6" x 13'1" (max)

A spacious and well-presented living area with window to front & patio doors to rear. Two radiators. Coved ceiling. Large decorative fireplace incorporating an integral coal effect fire

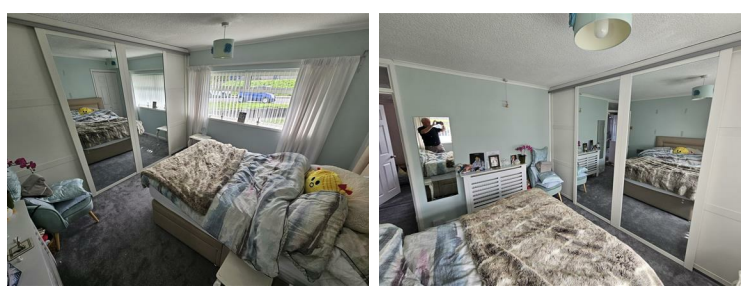


First Floor Landing

Paneled doors off leading to three bedrooms & shower room W.C. Loft space

Bedroom One 10'8" x 9'9"

Double bedroom featuring floor to ceiling fitted wardrobes with mirror insert. Window to front. Closet. Radiator



Bedroom Two 11'4" x 8'2"

Double bedroom featuring two floor to ceiling fitted wardrobes. Window to rear. Radiator



Bedroom Three 11'3" x 7'5"

Good sized third bedroom. Closet. Radiator. Window to front

Shower Room W.C. 9'9" x 5'9"

Recently refurbished with modern quality white suite comprising of low-level W.C. Pedestal wash hand basin & glazed cubicle incorporating a chrome mains fed mixer shower. Vinyl floor. Radiator. Two windows



Front Garden

Small paved terrace with balcony over. Two lawned areas complimented with mature shrubs.

Rear Garden

Paved patio area with steps leading down to lawn. Garden is enclosed by timber fencing

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



15 Yew Tree Close, Pentrebane, Cardiff, CF5 3TS



Within This Pleasant Cul De Sac at Popular Pentrebane Can Be Found This Much Improved Mid Terrace House Offering Excellent Sized Family Accommodation. Briefly Comprises of Entrance Hall, Large Bright & Light Fitted Kitchen Breakfast Room, Open Plan Lounge Dining Room, Three Double Bedrooms (Two with Floor to Ceiling Fitted Wardrobes) & Refurbished Shower Room W.C. Gardens to Front & Rear. Gas Central Heating. Upvc Windows & Doors. Must Be Viewed!