

29 Sycamore Place, Fairwater
Cardiff
CF5 3PN

Hall
Entered via a 1/2 Glazed door. Stairwell. Radiator Fitted wall cabinets. Laminate floor. Meter cupboard.. Doors leading into lounge dining room & kitchen.



Lounge Dining Room 21'4" x 11'2" (min)
A light and spacious living room with windows to front & rear. Two radiators. Laminated floor. Coved ceiling



Kitchen 15'7" (max) x 11'9" (min) x 7'7" (nin)
An 'L' shaped area housing a good selection of white gloss wall & base units incorporating worktop space with stainless steel sink unit & mixer tap, plumbing for washing machine. Integrated gas hob, electric oven & extractor hood. Tiled splash backs. Vinyl floor. Window & glazed door to rear garden. Pantry.



First Floor Landing
Doors off leading to three bedrooms & bathroom W.C. Loft space

Bedroom One 12'8" x 10'6"
Generous sized double bedroom. Window to front. Radiator. Two closets, one siting an 'Ideal' gas combination boiler that fires domestic hot water and central heating system



Bedroom Two 13'2" (max) x 10'1"
A good sized 'L' shaped double bedroom. Window to rear. Radiator



Bedroom Three 11'1" x 7'7"
Third double bedroom. Window to front. Radiator. Closet

Bathroom W.C. 9'7" x 5'11"
Having been recently refurbished to a nice specification, Tiled walls, White suite comprising of a low level W.C. Vanity unit with wash hand bain. Panelled bath with mirror over. Tiled & glazed cubicle incorporating chrome mains fed mixer shower. Chrome heated towel rail. Window.



Front Garden
Entered via a timber pedestrian door. Laid to lawn. Mature shrubs. Brick store room with power & light. Tin shed.

Rear Garden
Enclosed by dwarf wall. Laid to lawn. Mature shrubs

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

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



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A Generous Sized Family Home Is Offered By This Brick Built End Of Terrace Ex Local Authority House. Entrance Hall, 21; Through Lounge Dining Room, Fitted Kitchen With Oven & Hob, Three Double Bedrooms & Refurbished Bathroom W.C., & Shower. Gardens To Front & Rear. Store Room. Gas Central Heating With Combination Boiler. Some Decorating Required Hence Sensible Asking Price. Council Tax Band 'D'