

Entrance Hall

Entered Via upvc front door, stairs to first floor, doors leading off to:-

Lounge 12'10" x 12'0"

Bay window to front, coved ceiling, t.v. aerial point. Laminate Floor.



Dining Room 15'11" x 9'0"

Spacious open plan dining room through to sitting room, coved ceiling, upvc d.g. French Style doors to rear with further window to rear, t.v. aerial point. Laminate floor, under stairs storage door leading to:-



Cloakroom W.C.

White Suite Comprising low level w.c., incorporating wash hand basin, tiled floor, chrome towel rail, window to rear.

Kitchen 14'2" x 7'5"

Fitted kitchen comprising plenty of wall and base units including stainless steel one and half bowl sink and drainer with mixer tap, integrated oven hob and hood, plumbed for washing machine, complimentary tiled splash back, window to front. French doors to rear, tiled floor.



First Floor Landing

Loft access then doors window to side, leading off to:-

Bedroom 1 11'11" x 10'3"

Double bedroom, coved ceiling, window to front, floor to ceiling fitted wardrobes.



Bedroom 2 10'4" x 9'1"

Double bedroom, coved ceiling window to rear.



Bedroom 3 8'1" x 6'10"

A good sized third bedroom with window to front, built in storage closet.

Bathroom W.C.

Modern white suite comprising paneled bath with mains fed mixer shower over, low level w.c., wash hand basin set into vanity storage cupboard, complimentary tiled walls to bath and sink areas, window to rear.



Front Garden

Enclosed front garden with both wood panel and ranch style fencing, laid to lawn with shrub borders, gate leading to property, parking spaces.

Rear Garden

A lovely large enclosed rear garden with paved patio/sitting area with Pergola over then laid to lawn with mature shrub borders, large detached storage shed with upvc d.g. doors to rear, the garden is enclosed by means of wood panel fencing.



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 | | 84 |
| (69-80) C | | 68 |
| (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 |

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



13 Bridgewater Road, Llanrumney, Cardiff, CF3 5TF



Situated At The Top End Of Popular Llanrumney Being Handily Located For A Variety Of Amenities To Include Shops, Public Houses, Schools, Public Transport And Motorway Can Be Found This Much Improved And Well Presented Semi Detached House Boasting Good Sized Landscaped Gardens To Both Front & Rear Together With Off Road Parking For Three Cars. Accommodation Briefly Comprises Of Entrance Hall, Lounge, Separate Large Dining Room, Cloakroom W.C. Quality Fitted Kitchen, Three Bedrooms & Bathroom W.C. & Shower. Gas Central Heating. Upvc Windows & Doors. Large 5 meter Shed To Rear Garden. Viewing Highly Recommended. Open House Viewing Wednesday 25th May 12.30 - 16.00