

**26 Stanway Road, Ely
Cardiff
CF5 4JG**

Entrance Hall

Entered via a Upvc door with glazed inserts. Stairwell. Access into kitchen. Glass panelled door leads into:

Lounge 15'1" x 10'7"

A decent sized room with windows to front & rear. Radiator. Laminate floor.



Kitchen 15'1" x 8'7"

A good sized kitchen area housing a large selection of fitted 'Beech' effect wall and base units incorporating worktop space, sink unit & mixer tap. Plumbing for washing machine. Integrated gas hob, electric oven & extractor hood. Breakfast bar. Panelled splash backs. Vinyl floor. Windows to front & rear.



Rear Lobby

Understairs storage. 1/2 Glazed Upvc door leading out to garden. Door retuning into lounge

First Floor Landing

Doors leading off to two bedrooms & shower room W.C. Window to rear

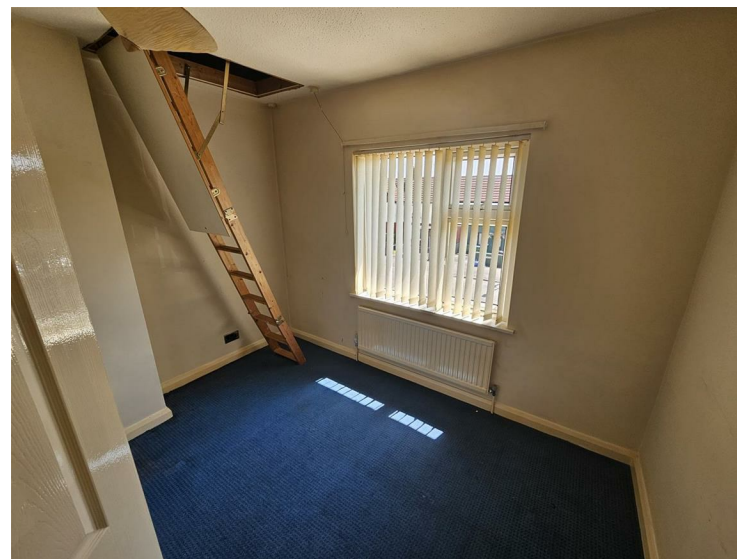
Bedroom One 15'1" x 8'6"

Large double bedroom. Radiator. Windows to front & rear. Double sized walk in closet siting a wall mounted gas combination boiler that fires domestic hot water and central heating



Bedroom Two 10'9" (max) x 8'8"

Decent sized bedroom. Window to front. Radiator. Loft space with pull down ladder leading up to boarded loft.



Loft 19'8" x 31'7" x 10' x 6'10"

Fully boarded. Velux type window. Radiator



Shower Room W.C.

Recently refurbished with tiled walls & vinyl floor. White suite comprising of low level W.C. Pedestal wash hand basin. Wet area with electric shower over and glazed screens. Window. Heated towel rail



Front Garden

Small lawn. Concrete based hardstand entered via decorative wrought iron gates

Rear Garden

A good sized well tended and mature garden boasting an abundance of shrubs. Two timber sheds



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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First Time Buyers Look! An Improved Two Bedroomed Mid Terrace House With Off Road Parking To Front & Mature Well Stocked Garden To Rear. Accommodation Further Comprising Of Entrance Hall, Lounge, Fitted Kitchen With Oven & Hob. Tiled Shower Room W.C. Upvc Windows & Doors. Gas Central Heating. Boarded Loft Space. Vacant. Well Worth Viewing