

# 4 Ty Mawr Avenue, Rumney

Cardiff

CF3 3AF

## Entrance Porch

Entered via upvc d.g. front door with windows to side and front then further fully glazed door giving access to:-

## Hallway

Stairs rising to first floor with storage cupboard beneath, coved ceiling, doors leading off to:-

## Lounge 13'10" x 11'9"

A lovely bright room with bay window to front aspect, feature fireplace with coal effect gas fire, t.v. aerial point, coved ceiling.



## Lobby

Windows to side and rear, laminate flooring steps down to upvc d.g. door giving access to rear garden then further door to:-

## W.C.

Low level w.c., half tiled walls, laminate floor, window to side.

## Frist Floor Landing

Loft Access then doors leading off to:-

## Bedroom One 13'8" x 9'5"

Double bedroom, a range of built in wardrobes and storage cupboards across one wall, coved ceiling, bay window to front.



## Bedroom Two 11'6" x 9'5"

Double bedroom, built in wardrobes with sliding doors also housing gas central heating boiler, window to rear, coved ceiling.

## Sitting/Dining Room 11'6" x 11'8"

Once again a lovely bright room with upvc d.g. door opening out onto patio and glazed d.g. windows to side and top of door, feature fireplace with coal effect gas fire, coved ceiling.



## Kitchen 14'10" x 6'9"

"Galley" style kitchen fitted with a range of wall and base units, stainless steel one and half bowl sink and drainer with mixer tap, space for cooker, fridge/freezer etc., stainless steel extractor hood, tiled splashback, window to side, laminate flooring, door to:-



## Bedroom Three 6'12" x 6'6"

Coved ceiling, window to front.

## Shower Room

White suite comprising double walk in shower cubicle which is fully tiled, mains fed shower, glazed shower door, close coupled w.c. and vanity unit with storage cupboard beneath, remaining walls fully tiled, window to rear.



## Outside Front

A lovely landscaped front garden with an abundance of shrubs and flower beds, lawn area, enclosed by means of brick boundary wall, two wrought iron gates to front giving access to property.



## Rear Garden

Once again a lovely sunny landscaped rear garden also with an abundance of mature trees and shrubs, raised paved patio area next to property then further paved patio area to area, remaining garden laid to lawn, garden shed, enclosed by means of brick boundary wall and wood panel fencing with flower trellises, garden shed, two gates to front and rear access one of which gives access to the garage at the rear.



## Garage

Garage can be accessed from New Road and has a small parking space to the front.

## 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

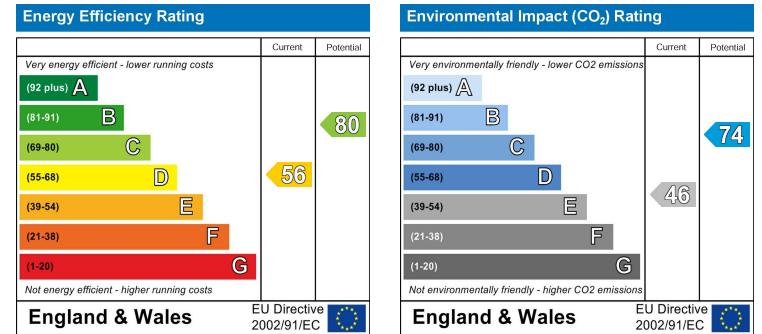
Hoskins Morgan branch for advice or confirmation on any points.

#### 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.



**4 Ty Mawr Avenue, Rumney, Cardiff, CF3 3AF**



Hoskinsmorgan Are Pleased To Bring To The Market This Lovely Three Bedroom Semi Detached House Situated On This Tree Lined Road Which Is Close To Both Local Shops, Schools And The Out Of Town Shopping Development On Newport Road. The Property Is Very Nicely Presented With Landscaped Mature Gardens To Front and Rear. Accommodation Further Comprises:- Entrance Porch, Hallway, Lounge, Sitting/Dining Room, Galley Style Fitted Kitchen, Downstairs W.C., First Floor Shower Room, Upvc D.g Windows and Doors, Gas C/h., Garage To Rear, Early Viewing A Must!!