40 Court Road, Whitchurch
Cardiff
CF14 1HN

Porch
Entered via a pair of Upvc leaded glazed Storm doors. Tiled floor. Glazed door leads into:

Entrance Hall
A light reception area with stairwell rising to first floor landing. Radiator. Coved ceiling. Under stairs storage cupboard. Glass panelled doors leading to lounge & sitting room. Panelled door to Cloakroom W.C. Access through to kitchen.

Cloakroom W.C.
Part tiled. Low level W.C. Wash hand basin

Lounge 12'4" (max) x 11'8"
A generous sized living roo with bay window to front. Radiator, Coved ceiling

Sitting Room 12'3" x 10'5"
A good sized room with coved ceiling. Radiator. Through access through

Dining Room 9'2" x 7'11"
A light room with radiator. Coved ceiling. Window to side. Large patio door leading out to rear garden

Kitchen 8'2" x 8'0"
A well proportion sized kitchen housing a selection of cream wall ad base units incorporating worktop space with stainless steel sink unit & mixer tap. Integrated electric induction hob, oven & extractor canopy. Tiled splashbacks, Window to rear. Tiled floor. Through access into

Utility Room 10'10" x 7'6"
A great addition to the kitchen being this well kitted out area. Matching cream wall, base and larder cupboards. Worktop space. Plumbing for washing machine. Tiled splashbacks. Tiled ffllor. Window. Upvc glazed door leads out to rear garden 1/2 Glazed Upvc door leads into garage

First Floor Landing
Panelled doors leading off to three bedrooms, bathroom & W.C. Window to side. Pull down loft space

Bedroom One 14'9" (max) x 9'1" (min)
A spacious double bedroom with bay window to front. Fitted wardrobes. Radiator. Panelled walls. Radiator

Bedroom Two 10'9" (max) x 9'4" (min)
Double bedroom with window to rear. Radiator. Fitted wardrobes. 'Worcester' combination gas boiler fires domestic hot water & central heating system

Bedroom Three 9'6" (max) x 7'3"
Single sized bedroom. Window to front. Radiator. Closet space

Bathroom
Tiled walls and floor. White suite comprising of pedestal wash hand basin. Panelled bath incorporating a chrome mains fed mixer shower. Glazed screen. Chrome heated towel rail. Window

W.C.
Partially tiled. Low level W.C. Window

Front Garden
A good sized level garden laid to lawn. Paved hardstand offers off road parking for two cards

Rear Garden
An excellent sized level garden with brick based area and path leading to large lawn. Abundance of trees and shrubs

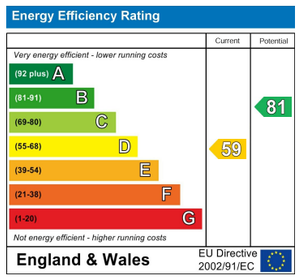
Garage
Single sized garage accessed via a remote control roller shutter door. Power & light. Window. 1/2 Glazed Upvc pedestrian door returns to utility room

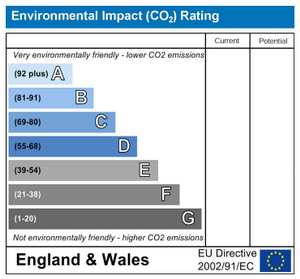
FIXTURES AND FITTINGS
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for 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.





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40 Court Road, Whitchurch, Cardiff, CF14 1HN

At This Very Popular Area Can Be Found This Improved, Extended & Well Presented Traditional Built Semi Detached House Offered For Sale. Good Sized Family Accommodation Is Offered By Way Of Porch, Hall, Cloakroom W.C. Lounge, Sitting Room Through To Dining Room, Quality Fitted Kitchen With Oven & Hob, Large Utility Room, Three Bedrooms (Two With Fitted Wardrobes) Tiled Bathroom & Shower, Separate W.C. Large Gardens To Front And Rear. Ample Off Road Parking. Garage With Remote Control Roller Door.. Gas Central Heating. Upvc Windows & Doors. Vacant. Well Worth Viewing. Council Rax Band 'F' Energy Rating 'D'

£479,950 Freehold