

42 Llandow Road, Caerau
Cardiff
CF5 5ET

Hallway

Entered via upvc d.g. front door, stairs to first floor with storage cupboard beneath, window to side cushion flooring, doors leading off to:-

Lounge 14'6" x 11'6"

Lovely spacious lounge with window to front, feature brick fireplace, coved ceiling, t.v. aerial point.



Kitchen 10'10" x 8'6"

White fitted kitchen including stainless steel sink and drainer with mixer tap, built in wine rack, complimentary mostly tiled walls and splashback, window to front, storage space (the old Pantry) which houses gas central heating boiler, meter cupboard, door to outhouse, opening to:-

Dining Room 10'8" (max)

Window to rear, coved ceiling.



Outhouse

Large outhouse with plenty of storage space. plumbed for washing machine, upvc d.g. doors to rear and front aspects, door to downstairs cloak room with low level w.c.,

First Floor Landing

Window to side, access to loft large double door built in storage cupboard, doors leading off to:-

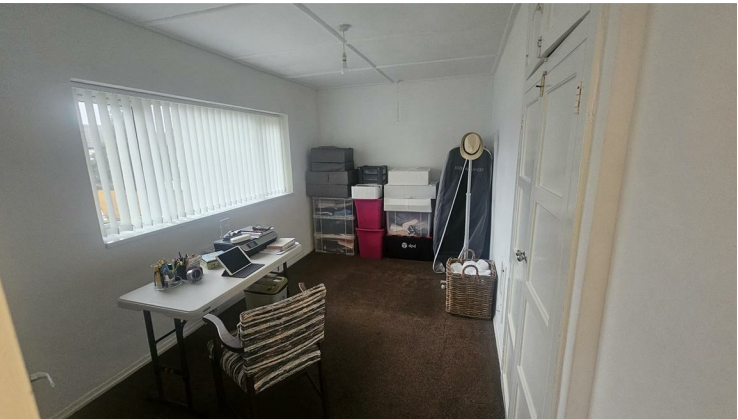
Bedroom One 11'11" x 11'6"

Double bedroom large double door built in wardrobe, window to front.



Bedroom Two 14'7" x 9'0"

Double bedroom with built in double door wardrobe, window to rear.



Bedroom Three 9'2" x 7'8"

A good size third bedroom once again with built in storage cupboard, window to front.



Bathroom W.C.

Brand new White bathroom suite comprising panelled bath with mixer tap and mains fed shower over, glazed shower door, low level w.c., vanity wash hand basin, heated hand towel rail, extractor fan, complimentary tiled walls, cushion flooring, window to side.



Front Garden

Large front garden with parking.

Rear Garden

Huge rear garden with patio area then laid to lawn and enclosed by means for wood panel fencing and brick wall to rear.



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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Hoskins Morgan Are Pleased To Bring To The Market This Lovely Well Presented Three Bedroom Semi Detached House In This Sought After Area Being Close To Local Shops and Schools. The Property Has Recently Been Re-furnished To An Excellent Standard and Further Comprises Entrance Hall, Lounge, Fitted White High Gloss Kitchen, Dining Room, Outhouse/W.C., Three Very Good Sized Bedrooms, Brand New Bathroom Suite, Gas C/H., Upvc Double Glazed Windows & Doors., Huge Rear Garden, Driveway. Council Tax Band 'C' Energy Rating 'C' Viewing Is A Must!!!!