

**5 Glamorgan Street, Canton
Cardiff
CF5 1QS**

Porch

Enter via a Upvc panelled door. Tiled floor. Glass panelled door leading into;

Entrance Hall

Stairwell. Timber floor. Doors leading to both lounge & dining room

Lounge 11'10" x 10'8"

A well presented room with window to front. Radiator. Timber floor. Recess base cabinets



Dining Room 10'4" x 9'3"

A decent sized room. Window to rear. Timber floor. Radiator. Under stairs storage cupboard. Door leading to



Kitchen Breakfast Room 21'6" x 9'1"

An excellent sized kitchen eating area housing a good selection of wall & base units incorporating worktop

space with stainless steel sink unit & mixer tap. Integrated washing machine. Gas cooker point. Tiled splash backs. Tiled floor. Window to side. Radiator. Upvc glazed 'French' style doors that lead out to rear garden.



First Floor Landing

Split level with doors off leading to three bedrooms & shower room W.C. Linen cupboard. Loft space.

Bedroom One 11'10" x 9'11"

A most generous sized double bedroom. Floor to ceiling mirror wardrobes. Two windows to front. Radiator. Laminate flooring



Bedroom Two 11'5" x 8'8"

Double bedroom with window to rear. Radiator. Closet. Timber floor



Bedroom Three 11'6" x 9'1"

Third double bedroom. Window to rear. Radiator. Linen cupboard



Shower Room W.C.

Recently refurbished with quality suite comprising low level W.C. Vanity and storage unit with wash hand basin. Large walk in tiled & glazed cubicle incorporating an electric shower. Tiled splashbacks. Heated towel rail. Laminate floor. Window

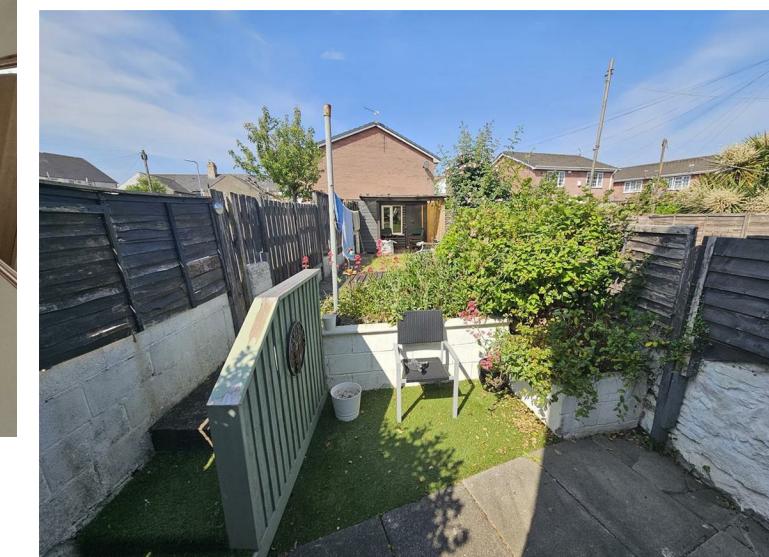


Front Forecourt

Crazy paved base. Hedgerow. Pedestrian wrought iron gate

Rear Garden

A good sized enclosed garden. Paved area leading up to lawn and shrubs. Large shed to rear. Timber fencing



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:

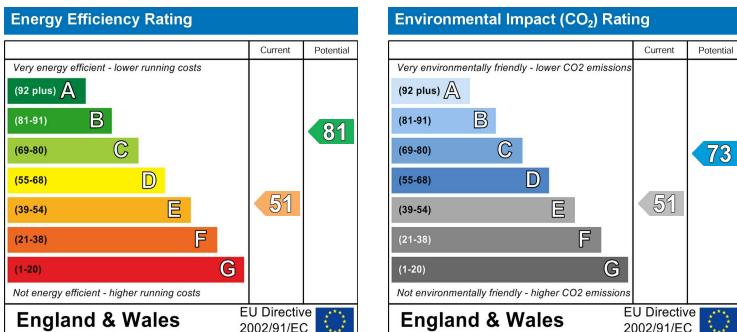
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT 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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Situated The Heart Of Canton Situated Just Off Cowbridge Road East Being Handily Located For Schools, Shops, Public Houses & Bus Service Can Be Found This Generous Sized Three Bedroom Mid Terrace House. Accommodation Briefly Comprises Of Porch, Hall, Lounge, Dining Room, Large 21' Fitted Kitchen Breakfast Room, The Aforementioned Bedrooms & Recently Refurbished Shower Room W.C. Front Garden. Private Rear Garden. Upvc Windows & Doors. Gas Central Heating. Well Worth Viewing