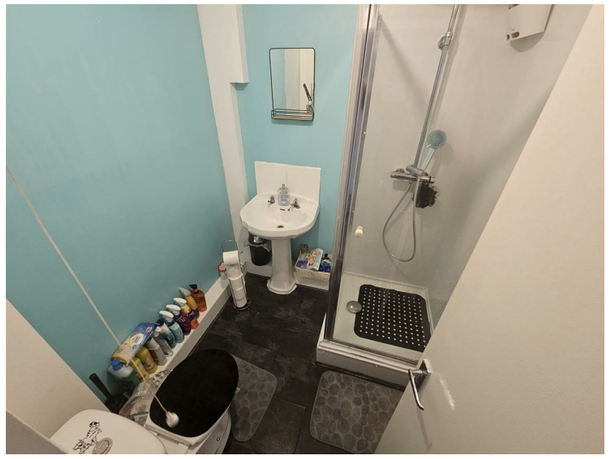
7 Oakway, Fairwater
Cardiff
CF5 3EG

Porch
Enter via a Upvc glazed door into this large porch with two large double closets. Glass panelled door leads into

Hall
Balustrade stairwell. Shower Room W.C. Under stairs storage cupboard. Radiator. Two glass panelled doors leading into lounge & kitchen

Shower Room W.C.
Low level W.C. Pedestal wash hand basin. Glazed & cladded cubicle incorporating a chrome mains fed mixer shower. Radiator



Lounge 14'4" x 10'2"
A generous sized living room with a large window to rear garden. Radiator. Coved ceiling. Feature archway leading through to:

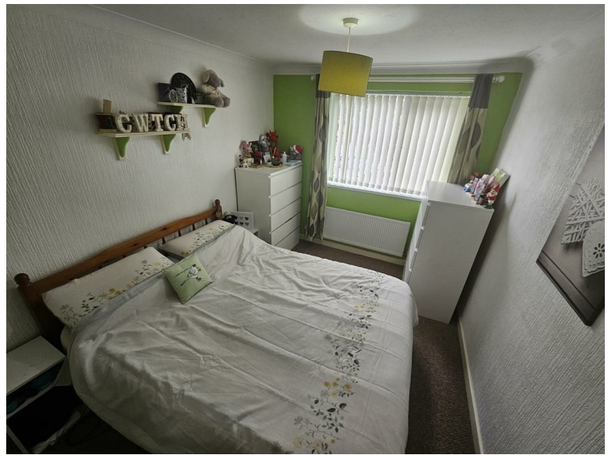


Kitchen Dining Room 22'8" x 8'6"
An excellent sized kitchen diner housing a selection of Grey wall & base units incorporating worktop space with sink unit & mixer tap. Plumbing for washing machine Integrated gas hob, electric oven & extractor hood. Tiled splashbacks. Vinyl floor. Window to front. Upvc glazed door to rear. Radiator. Coved ceiling

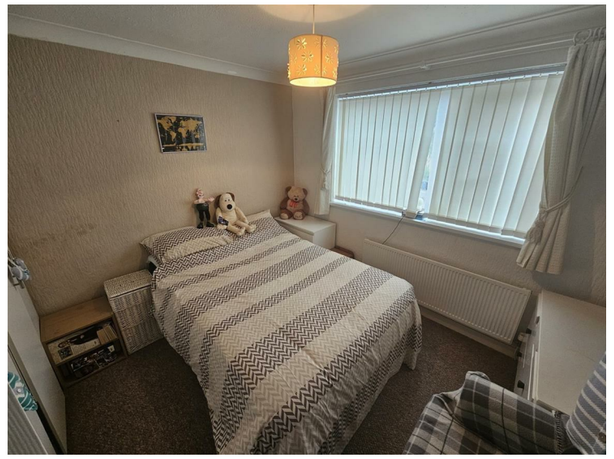


First Floor Landing
Doors leading off to three bedrooms & bathroom W.C. Loft space. Linen cupboard sites a wall mounted 'deal' gas combination boiler that fires domestic hot water and central heating

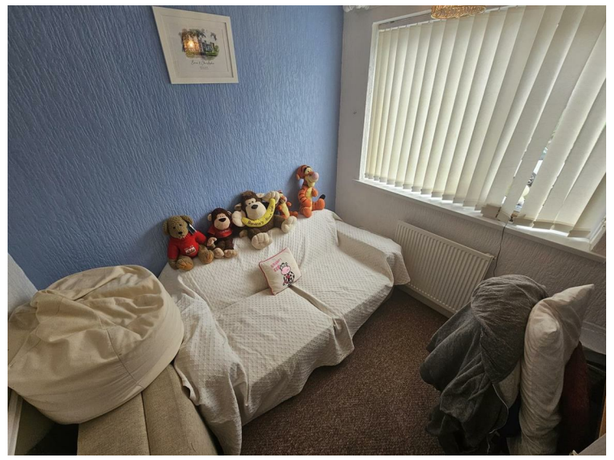
Bedroom One 12'6" (min) x 10'2"
Spacious double bedroom with fitted closet's. Radiator. Coved ceiling. Window to rear



Bedroom Two 10'2" x 10'2"
Another good sized double bedroom. Radiator. Coved ceiling. Window to rear



Bedroom Three 8'7" x 7'7"
Very Generous sized Third bedroom with fitted closet. Window to front. Radiator. Coved ceiling



Bathroom W.C.
Partially tiled with modern white suite comprising of low level W.C. Pedestal wash hand basin. Panelled bath. Radiator. Window. Coved ceiling



Front Garden
Concrete based forecourt

Rear Garden
Half & Half lawn , With Paved path and patio area to rear. Timber fencing & shed



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

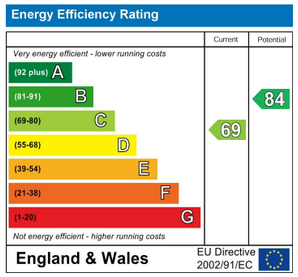
approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance 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.

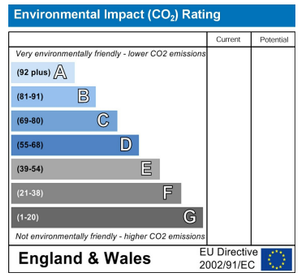
TENURE

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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7 Oakway, Fairwater, Cardiff, CF5 3EG







Very Good Sized Family Accommodation is Offered By This Improved And Spacious Mid Link House Situated Off St Fagan's Road Comprising Of Porch, Entrance Hall, Shower Room W.C. Lounge, Large Open Plan Kitchen Dining Room, Three Good Sized Bedrooms With Closets, Bathroom W.C. Front Forecourt & Rear Garden With Shed. Ample Storage Facilities Within Property. Gas Central Heating. Upvc Windows & Doors. Energy Rating 'C' Council Tax Band 'C' Well Worth Viewing

£207,950 Freehold