

**58 Beech Road, Pentreban  
Cardiff  
CF5 3TX**

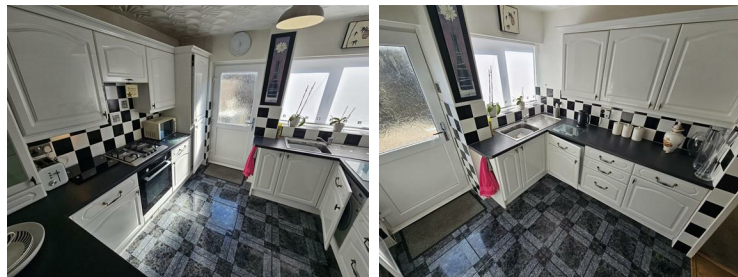
**Breakfast Room 12'6" x 10'4"**

Enter via a glazed Upvc door with side panels into this inviting reception area used as a breakfast room. Window. Dado rail Open plan balustrade stairwell. Radiator. Under stairs storage cupboard Covered ceiling. Laminate floor. Glass panelled door leading to lounge. Through Access to kitchen



**Kitchen 9'7" x 7'9"**

Featuring a good selection of quality white gloss wall and base units incorporating worktop space with stainless steel sink unit & mixer tap, integrated gas hob, electric oven & extractor hood together with washing machine, fridge & freezer. Tiled splashbacks. Tiled floor. Window & 1/2 Glazed Upvc door leading out to rear garden.



**Lounge 13'3" x 11'1"**

A light and well presented living room with a feature 'Adam' style decorative fireplace with inset coal effect gas fire. Radiator. Upvc 'French' style glazed doors leading out to garden. Coved ceiling. Feature archway leading through to:



**Dining Room 12'4" x 9'3"**

A good sized dining room with window to front. Two fitted glass recess cabinets. Radiator. Coved ceiling



**First Floor Landing**

Doors off leading to three bedrooms, shower room & W.C. Loft space with pull down ladder to boarded loft. Light supply

**Bedroom One 10'7" x 10'4"**

Large double bedroom with floor to ceiling fitted wardrobes. Closet. Window to front. Radiator. Laminate floor.



**Bedroom Two 11'0" (max) x 10'1"**

A good sized 'L' shaped double bedroom with fitted floor to ceiling mirror wardrobes. Radiator. Window to rear



**Bedroom Three 11'5" x 7'6"**

Third double bedroom. Window to front. Radiator

**Shower Room**

Recently refurbished with tiled walls. New suite comprising of a white pedestal wash hand basin together with glazed screen, seat for disabled person. Chrome Chrome mains fed mixer shower. Radiator. Window.



**W.C.**

Tiled. Low level W.C. Window

**Gardens**

Front garden is based with paving slabs offering off road parking for two cars. Block built walls. Mature shrubs to border. Wrought iron gates for access. The rear garden is paved over two tires and enclosed by block built walls



**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## 58 Beech Road, Pentreban, Cardiff, CF5 3TX



\*\*\* Guild Price £254,950 - £264,950\*\*\* A Lovely Well Maintained & Improved Mid Terrace House That Would Make A Great Family Home. Accommodation Briefly Comprises Of Open Plan Fitted Kitchen Breakfast Room With Oven & Hob, Lounge Through To Dining Room, Three Double Bedrooms, Shower Room & W.C. Gas Central Heating With Modern Combination Gas Boiler. Upvc Windows & Doors. Off Road Parking For Two Cars To Front. Rear Garden. Garage. Really Must Be Viewed! Quick Sale Offered!