# 28 Beechley Drive, Pentrebane
# Cardiff
# CF5 3SN

### Entrance Hall
Entered via Upvc glazed door . Balustrade stairwell. Archway access to kitchen. Laminate floor. Door leading into Lounge Dining Room. Archway access into:

### Store Room 5'3" x 4'11"
A handy little area that can be used as a study, store a sitting room. Window. Radiator. Laminate floor

### Lounge Dining Room 21'8" x 12'7"
A light and spacious room with window to front and patio doors to rear. Two radiators. 'Adam' style decorative fireplace. Coved ceiling.

### Kitchen 16'2" (max) x 10'0"
An 'L' shaped space housing a selection of wall and base units incorporating worktop space with stainless steel sink unit & mixer tap, plumbing for washing machine & gas cooker point. Tiled splash backs. Part tiled floor. Part laminate floor. Radiator. Window & Upvc glazed door leading out to rear garden

### First Floor Landing
Panelled doors leading off to three bedrooms, shower room & W.C. Loft space

### Bedroom One 10'10" x 10'5"
Large doble bedroom with floor to ceiling fitted wardrobes. Window to front. Radiator. Closet

### Bedroom Two 11'1" x 10'8"
A decent sized 'L' shaped double bedroom. Floor to ceiling wardrobes. Window to rear. Radiator

### Bedroom Three 12'1" x 7'8"
Third double bedroom. Window to front. Radiator

### Shower Room
Tiled to floor and walls. Suite comprising of vanity unit with wash hand basin. Tiled & glazed cubicle incorporating an electric shower. Radiator. Window

### W.C.
Partially tiled walls. Tiled floor. Low level W.C. Window

### Front Garden
Large frontage laid to lawn with mature tree. Tarmac based hardstand offers off road parking for two cars.

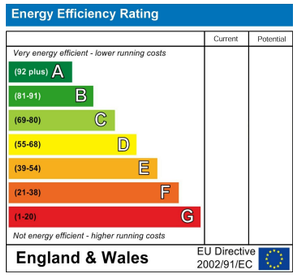
### Rear Garden
A pretty well tended garden with lawn and patio paved area and path. Mature shrubs. Timber shed & gate

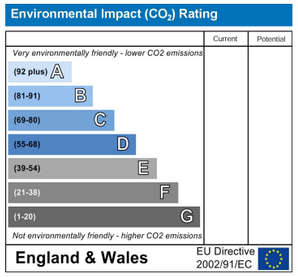
### FIXTURES AND FITTINGS
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit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




sales@hoskinsmorgan.co.uk www.hoskinsmorgan.co.uk

hoskins morgan

property sales lettings property management

498 Cowbridge Road East,
Victoria Park,
Cardiff
CF5 1BL

Tel: 029 2055 3056
Fax: 029 2056 5761

# 28 Beechley Drive, Pentrebane, Cardiff, CF5 3SN

Generous Sized Family Accommodation Is Offered By This Large Three Double Bedroom Mid Link House At This Popular Location. Further Comprises Of Entrance Hall, Store Room, Open Plan Lounge Dining Room, Kitchen, Shower Room & W.C. Upvc Windows & Doors. Gas Central Heating. Large Front Garden With Off Road Parking For Two Cards. Pretty Rear Garden. The Property Will Be Sold With Full Vacant Possession. Some Decoration etc...Required Hence Price. Council Tax Band 'C'

## £229,950 Freehold