

# 7 Wanderers Crescent, Ely Cardiff CF5 4SU

## Entrance Porch

Entered via upvc d.g. door with windows to side and front, ceramic tiled floor then further glazed door to:-

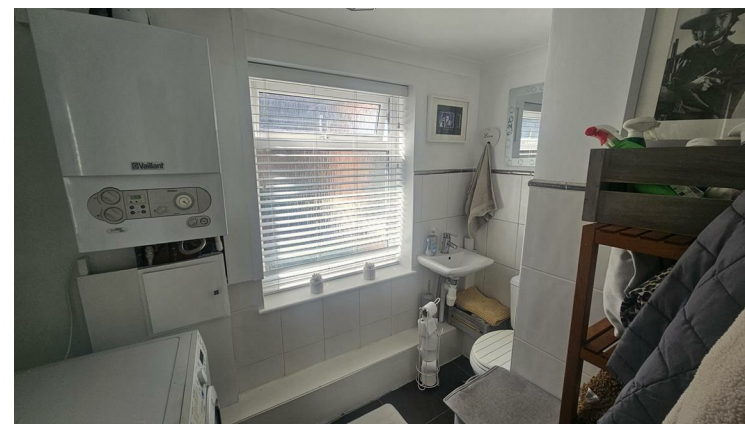


## Hallway

Ceramic tiled floor, stairs to first floor, doors leading off to:-

## Cloaks/Utility Room

Low level w.c., and wash hand basin, tiled to w.c. and sink areas, wall mounted gas central heating boiler, plumbed for washing machine, windows to side and front.



## Lounge 13'4" x 13'9"

Coved ceiling, t.v. aerial point, Upvc d.g. window to front, feature fire place, laminate flooring, open plan to:-



## Kitchen/Breakfast Room 16'2" x 8'9"

Fitted kitchen with a range of wall and base units including integrated gas hob, electric oven, extractor fan and dishwasher, one and half bowl sink and drainer with mixer tap, tiled splash back, breakfast bar, ceramic tiled floor window to rear, doors leading off to:-



## Sitting Room 16'10" x 12'6"

Coved ceiling, built in storage cupboard, t.v. aerial point, Upvc d.g. French Style doors to rear garden, laminate flooring.



## Conservatory 12'7" x 9'3"

Upvc d.g. Conservatory with ceramic tiled floor and doors to rear garden.



## First Floor Landing

Window to side, access to fully boarded loft with pull down step ladder, doors leading off to:-

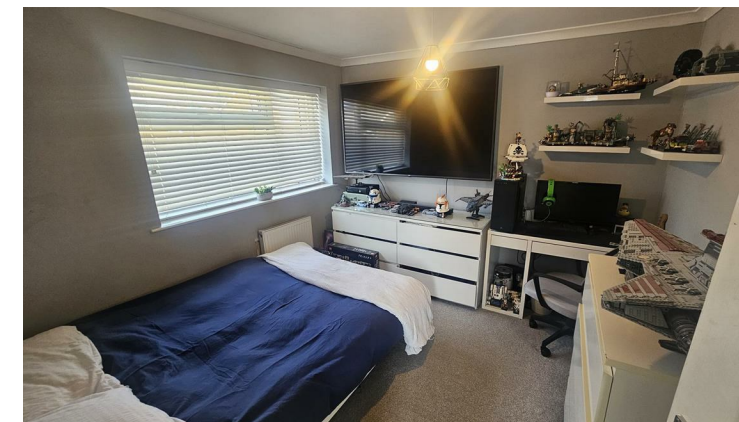
## Bedroom One 13'10" x 9'10"

Double bedroom, coved ceiling, window to front.



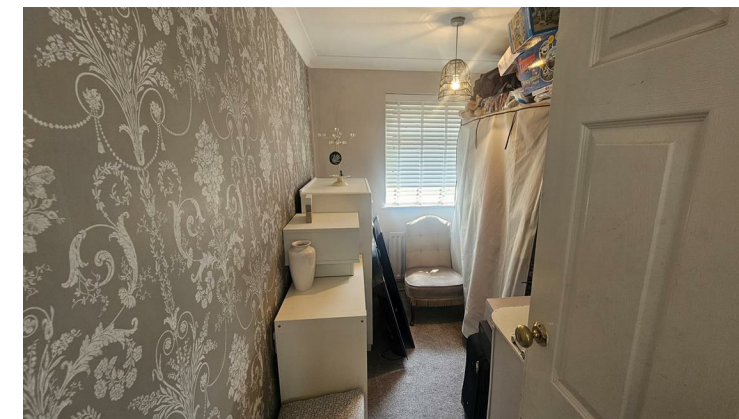
## Bedroom Two 10'10" x 10'5"

Double bedroom, coved ceiling, window to rear.



## Bedroom Three 8'7" x 6'7"

Coved ceiling, window to front.



## Shower Room

Walk in shower with glazed door and mains fed Rain fall shower, glazed shower door, vanity wash hand basin,

close coupled w.c., complimentary tiled walls, cushion floor, window to rear.



## Outside Front

Driveway laid to stone chippings giving plenty of off road parking, gate side, a range of shrub and flower boards, brick and wood panel boundary wall.

## Rear

A really large rear garden which takes in both the side and rear of the propert and has a large detached workshop/playroom or gym, further sheds, then laid to Stone chipping patio area with a large lawn, brick and wood panel boundary wall.

## 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		
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Rarely Available In This Highly Sought After Cul De Sac Is This Extended Three Bedroom Semi Detached House On Large Corner Plot Which Offers Excellent Sized Living Accommodation With A Large Garden Which Takes in Both Sides and Rear Of The Property With A Detached Workshop/Games room. The Property Further Comprises;- Entrance Porch, Cloaks/Utility Room, Lounge, Kitchen/Dining Room, Sitting Room, The Aforementioned Bedrooms, Shower Room, Loft Room, Gas C/h., Long Driveway With Plenty of Off Road Parking, Leasehold 999 Years Remaining, Early Viewing Is A Must!!

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**£325,000 Leasehold**