20 Dolwen Road, Llandaff North
Cardiff
CF14 2QP

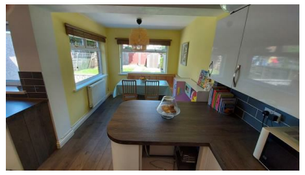
Entrance Porch
Enter via a 1/2 glazed Upvc door into this brick built & Upvc glazed porch. 1/2 Glazed timber door leads into:

Hallway
Stairwell. Radiator. Window to side. Under stairs storage. Door leading to kitchen. Door leading into:

Lounge 14'6" x 10'9"
A generous sized living room with open firebox and wood burner making a nice focal point. Radiator. Window to front

Kitchen 18' x 8'6"
A most light and spascious kitchen area boasting a large selection of quality White coloured gloss wall and base units incorporating ample worktop space with sink unit & mixer tap, plumbing for washing machine. Integrated stainless steel gas hob, electric oven & extractor canopy. Down lighting. Tiled spashbacks. Pantry. Window to rear. Door leading to outhouse. Laminate flooring running through to:

Breakfast Room 9'6" x 8'6"
An excellent addition to the property being this dining area benefitting from plenty of natural light from windows to side & rear. Radiator.



Outhouse
1/2 Glazed Upvc doors to front & rear. Two storage units & Cloakroom W.C.

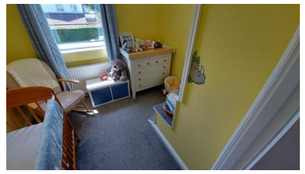
Cloakroom W.C.
Low level W.C. Vanity unit with wash hand basin.

First Floor Landing
Doors off leading to three bedrooms, bathroom W.C. & Linen cupboard. Loft space. Window to side

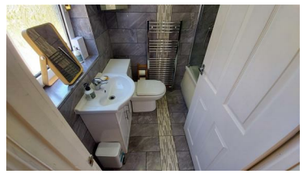
Bedroom 1 12'3" x 11'3"
A large double bedroom with fitted robes. Window to front. Radiator,

Bedroom 2 14'9" x 8'5"
Spacious double bedroom with window to rear. Fitted robes. Radiator

Bedroom 3 9' (max) x 8'6" (max)
Single sized bedroom. Window to front. Closet. Radiator

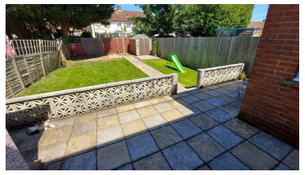


Bathroom W.C.
Quality ceramic tiled floor and walls. Modern suite comprising of low level W.C. Vanity unit with wash hand basin. Paneled bath incorporating glazed shower screen and mains fed mixer shower. Window. Chrome heated towel rail.



Front Garden
Large brick based area enclosed by block built well offering of road parking for three cars

Rear Garden
A good sized level garden with patio paved area enclosed by screened wall leading to lawn. Timber fencing and shed

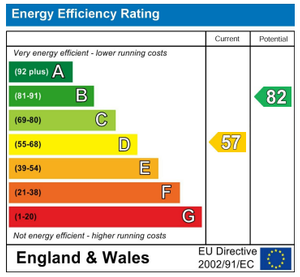


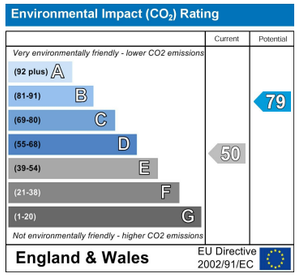
FIXTURES AND FITTINGS
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for 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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Must Be Viewed! A Much Improved And Extended Traditional Built Semi Detached House With Good Sized Gardens To Front & Rear. The Property Is To Be Found In Lovely Condition Throughout With Accommodation Briefly Comprising Of Entrance Porch, Hall, Lounge, 18 Fitted Kitchen With Integrated Oven & Hob Through To Breakfast Room, Outhouse With Cloakroom W.C. & Storage Units, Three Bedrooms & Tiled Bathroom W.C. & Shower. Upvc Windows & Doors. Gas Central Heating. Open House Viewing Saturday 1st August 11.00 am - 14'00 pm

£269,950 Freehold

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