

**462 Cowbridge Road East
Cardiff
CF5 1BJ**

Hallway

Entered via upvc d.g. door with Feature stained glass windows to door and side windows. stairs to first floor with Timber balustrade stairwell and storage cupboard underneath, laminate flooring, picture rail and coving to ceiling, doors leading off to:-



Lounge 15'1" x 11'3"

Bay window to front, picture rail, coved ceiling, laminate flooring. This room is currently being used as a bedroom.



Dining Room 15'10" x 11'7"

Bay window to rear, t.v. arial point, laminate flooring.

Kitchen 14'1" x 6'1"

"Galley" style kitchen fitted with a range of wall and base units including stainless steel one and half bowl sink and drainer with mixer tap, plumbed for washing machine,

complimentary tiled splashback, upvc d.g. door wand window to rear, electric cooker point, extractor hood, ceramic tiled floor, small loft access, door to:-



Cloaks

White suite comprising low level w.c., vanity wash hand basin, ceramic tiled floor, window to side.

First Floor Landing

Loft access, then doors leading off to:-

Bedroom One 15'2" x 11'0"

Double bedroom, bay window to front, laminate flooring.

Bedroom Two 11'11" x 9'5"

Double bedroom, a range of fitted wardrobes and storage cupboards, laminate flooring.

Bedroom Three 9'2" x 5'5"

A single bedroom, laminate flooring, window to front.

Shower Room

Fully enclosed shower cubicle with mains fed shower and glazed doors, low level w.c., vanity wash hand basin with storage drawers beneath, complimentary tiled walls, ceramic tiled floor, window to rear.

Outside Front

A pretty enclosed rear garden with original tiled pathway leading to property via wrought iron gate.

Rear Garden

A really good sized rear garden which is enclosed by means of stone walls and wood panel fencing, roller shutter door opening to a cobbled stone patio which could also be used for rear parking then laid to paving stone, shrub and flower borders, large garden shed, further gate to rear access, outside water tap.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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Hoskinsmorgan Are Pleased To Offer For Sale This Well Presented Three Bedroom Traditional Double Bay Fronted Terrace House Which Is Situated At This Very Popular Location Which Is Within A Stones Throw Of Lovely Victoria Park. The Property Further Comprises;- Hallway, Lounge, Dining Room, Fitted Kitchen, D.S. Cloaks, First Floor Shower Room, Excellent Sized Rear Garden With Roller Shutter Door Giving Access To Parking Space, Some Lovely Original Feature Making Viewing a Must!!!