24 Orange Grove, Pentrebane
Cardiff
CF5 3SW

Entrance Hall
Entered via a Upvc door with glazed insert into this light entrance hall. Radiator. Stairwell. Laminate floor running through to:

Kitchen 12'1" x 9'8"
A brand new installed kitchen area featuring a large selection of white gloss wall and base units incorporating ample worktop space with stainless steel sink unit & mixer tap, plumbing for washing machine, integrated electric induction hob, oven & extractor canopy. Tiled splashbacks. Window & 1/2 glazed door to rear garden. Door leading to lounge. Open Access to:

Utility Area 9'1" x 4'10"
A versatile area that could be used as utility space, storage area or kids space etc....Window. Radiator

Lounge 13'3" x 11'9"
A light and spacious living room with Upvc 'French' style doors leading out to rear garden. Radiator. Through access to:

Dining Room 13'3" x 8'5"
A good sized dining room with window to front. Radiator

First Floor Landing
White panelled doors leading off to three bedrooms & bathroom W.C. Loft space.

Bedroom One 12'8" x 10'10"
Large double bedroom with fitted closet. Window to front. Radiator

Bedroom Two 13'3" (max) x 10'7" (max)
An 'L' shaped double bedroom with window to rear. Radiator

Bedroom Three 11'8" x 7'6"
Third good sized double bedroom. Closet. Window to front. Radiator

Bathroom W.C.
A high standard finish with four piece suite comprising of low level W.C. Vanity unit with wash hand basin. Panelled bath incorporating a chrome shower attachment. Glazed & tiled cubicle incorporating mains fed chrome mixer shower. Chrome heated towel rail. Laminate floor. Tiled splashbacks. Two windows.

Front Garden
Laid to lawn

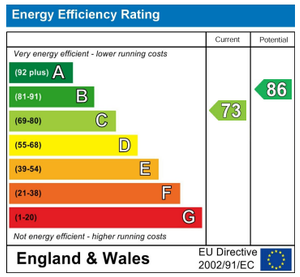
Rear Garden
Newly laid 'Flag Stone' patio area leading to lawn. Garden is enclosed by timber fencing

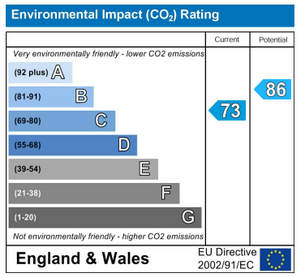
FIXTURES AND FITTINGS
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for 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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24 Orange Grove, Pentrebane, Cardiff, CF5 3SW

Refurbished To A Very High Standard Being In Pristine Condition Throughout Can Be Found This Generous Sized Mid Terrace House Making An Ideal Family Home. Accommodation Briefly Comprises Of Entrance Hall, Brand New Fitted Kitchen With Oven & Hob, Utility Area, Lounge Through To Dining Room, Three Double Bedrooms & Quality Fitted Bathroom W.C. & Shower. Gardens To Front & Rear. Gas Central Heating With Combination Boiler. Upvc Windows, Doors, Facias & Gutters. Must Be Viewed! Quick Sale Offered

£255,000 Freehold