

**17 Fairfield Close, Victoria Park  
Cardiff  
CF5 1AD**

**Entrance Hall**

Enter via a timber door to this central hallway with doors leading off to lounge, dining room, two bedrooms & bathroom W.C. rADIATOR

**Lounge 12'4" x 10'6" (max)**

AS good sized living room with bow bay window to front. Radiator. Coved ceiling



**Dining Room 12'3" x 11'6"**

A large room with glazed door leading out to conservatory. Timber fire surround. Radiator. Coved ceiling. Door leading to kitchen



**Conservatory 11'2" x 9'4"**

A Upvc framed and glazed conservatory with 'French' styled glazed doors leading out to garden.



**Kitchen Breakfast Room 21'0" x 8'1"**

An excellent sized kitchen dining area housing a selection of Oak effect wall and base units with sink unit & mixer tap, plumbing for washing machine and electric cooker point. Window to front. Three windows to side. Radiator. Wall mounted 'Worcester' combination gas boiler fires domestic hot water & central heating. 1/2 Glazed door leading out to garden



**Bedroom One 13'3" (max) x 9'10"**

A very good sized double bedroom with bow bay window to front. Fitted wardrobes. Radiator .Coved ceiling

**Bedroom Two 8'8" x 8'0"**

Decent sized bedroom. Window. Radiator. Fitted wardrobes

**Bathroom W.C.**

Tiled. Suite comprising a low level W.C.. Vanity unit with wash hand basin. Panelled bath incorporating a chrome mains fed mixer shower & glazed screen. Chrome heated towel rail. Window

**Front Garden**

Crazy paved based area and concrete hardstand offering off road parking. Brick built wall.. Wrought iron gates

**Side Garden**

A large paved area accessed via a pair of timber gates. Garden is enclosed by a brick built wall and leads to :



**Rear Garden**

Mainly laid to lawn with mature shrubs and paved areas

**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	72

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	58



## 17 Fairfield Close, Victoria Park, Cardiff, CF5 1AD



Within This Sort After Cul De Sac At This Popular Location Occupying A Large Plot Can Be Found This Traditional Built & Large Detached Bungalow In Need Of Updating. Accommodation Briefly Comprises Of Entrance Hall, Lounge, Dining Room, Large Kitchen Breakfast Room, Conservatory, Two Double Bedrooms & Bathroom W.C. Gas Central Heating With Combination Boiler. Gardens To Front, Side & Rear. The Side Garden Could Be Utilised To Extend Or Construct Another Property Subject To Planning Approval. Vacant Possession.