16 Heol Collen, Parco Y Gwenfo
Cardiff
CF5 5TX

Entrance Hall
Entered via a glazed composite door. Stairwell. Radiator. Laminate floor running through to lounge via a panelled door

Lounge 16'9" x 11'10" (max)
A generous sized living room. Window to front. Coved ceiling. Radiator. Panelled door leading to sitting room. Panelled sliding door into:

Kitchen Breakfast Room 11'9" x 7'10"
A well proportioned sized kitchen featuring a good selection of quality wall & base units incorporating worktop space with sink unit & mixer tap, plumbing for dish washer. Integrated gas hob, electric double oven & extractor canopy. Tiled splashbacks. Vinyl floor. Radiator Window & 1/2 glazed Upvc door leading out to rear garden. Wall mounted 'Main' gas combination boiler fires domestic hot water and central heating system.

Sitting Room 11'2" x 8'1"
A versatile room with window to front. Coved ceiling. Radiator. Panelled door leading to

Utility/Store Room 8'1" x 4'3"
A handy room for storage, laundry etc...1/2 Glazed Upvc door to rear garden

First Floor Landing
Panelled doors off leading to two bedrooms and shower room W.C. Loft space

Bedroom One 11'10" x 8'11"
A good sized double bedroom boasting a fitted wardrobe. Window to front. Laminate floor. Radiator

Bedroom Two 10'8" x 6'9"
Single sized bedroom. Window to rear, Radiator. Two closet's

Shower Room W.C.
Modern suite co prising of low level W.C. Pedestal wash hand basin. Tiled & glazed cubicle incorporating a Triton electric shower. Tiled splashbacks. Chrome towel rail. Window.

Front Garden
Stone based area. Tarmac based hardstand offering parking for two. Pedestrian timber gate to side leading

Rear Garden
A good sized level garden. Large decked terrace looking over lawn. Mature shrubs. 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:

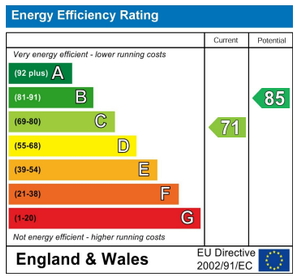
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT 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.

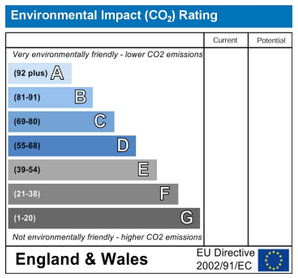
TENURE

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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GUIDE PRICE £244,950- £249,950 Located At The Popular Development Of Parco Y Gwenfo To The Edge Of The West Side Of Cardiff Close To The Culverhouse Cross Retail Park Can Be Found This Well Presented & Extended End Of Link House Offering Ideal Family Starter Home Accommodation. Briefly Comprising Of Entrance Hall, Lounge, Quality Fitted Kitchen Breakfast Room With Oven & Hob, Sitting Room, Utility/Store Room, Two Bedrooms & Shower Room W.C. Good Sized Gardens To Front & Rear. Off Road Parking For Two Cards. Upvc Windows & Doors. Gas Central Heating With Combination Boiler. Vacant Possession. Council Tax Band 'C' Energy Rating 'C' Well Worth Viewing

£244,950 Freehold