36 Heol Carnau, Caerau
Cardiff
CF5 5NE

Hallway
Entered via a Upvc door with stained glazed inserts. Stairwell. Radiator. Doors leading to lounge & Kitchen

Lounge 18'7" x 10'5"
A light and spacious living room with windows to both front & rear. Two radiators

Kitchen Dining Room 17"1" x 11'5"
Excellent sized open plan kitchen diner with a range of white wall and base units incorporating worktop space with stainless steel sink & mixer tap, plumbing for washing machine, integrated gas hob & electric oven. Two windows to rear. Upvc glazed door to rear garden. Contemporary radiator. Door to;

Outhouse
Plenty of storage space then further door to downstairs w.c.

First Floor Landing
Window to front, loft access, large built in storage cupboard, doors leading off to:-

Bedroom One 16'5" x 9'5"
Double bedroom, two windows to rear, large built in storage cupboard. Radiator

Bedroom Two 11'8" x 10' 0"
Double bedroom, window to rear, storage cupboard and hanging space. Radiator

Bedroom Three 10'10" x 8'10"
Double bedroom, window to front. Radiator

Bathroom W.C.
Tiled with modern White coloured suite comprising low level W.C. Pedestal wash hand basin & panelled bath with shower attachment & glazed screen. Chrome heated towel rail. Window.

Front & Side Garden
Lawn sweeping around to large plot with off road parking for four cars. Hedgerow, (Lapsed planning for the construction of two two bedroom apartments)

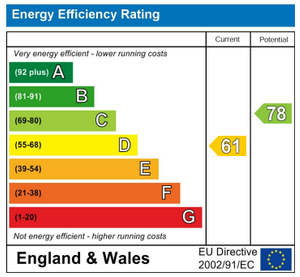
Rear Garden
Enclosed rear garden with large detached work shop. paved patio area then laid to lawn, wood panel fence and hedge borders.

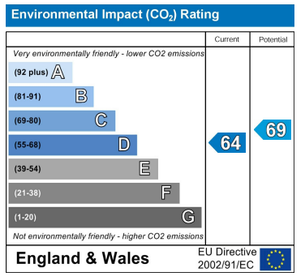
TENURE
The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

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.

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.

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.





hoskins morgan

property sales lettings property management

498 Cowbridge Road East,
Victoria Park,
Cardiff
CF5 1BL

Tel: 029 2055 3056
Fax: 029 2056 5761

36 Heol Carnau, Caerau, Cardiff, CF5 5NE

With Particular Interest To Landlords & Investors With Great Investment Potential Is This Very Spacious Three Double Bedroom End Of Terrace House With Large Garden To Side With Lapsed Planning For The Construction Of Two Two Bedroomed Apartments. Property Further Comprises Entrance Hall, 18' Lounge, Open Plan Kitchen/Diner, Bathroom, Gas Central Heating. ., Upvc Windows. Windows. Enclosed Garden. The Property Is Situated Close To Local Shops and Schools. . Well Worth Viewing

£229,950 Freehold

sales@hoskinsmorgan.co.uk www.hoskinsmorgan.co.uk