

**18 Glyn Simon Close, Danescourt  
Cardiff  
CF5 2RZ**

**Communal Hall**

Entered via a timber glazed door. Door out to communal garden. Stairwell rising to first floor landing.

**Entrance Hall**

Entered via a timber door. Airing cupboard. Door leading into:

**Lounge/Bedroom 14'3" x 9'7" (max)**

A open plan living room with fitted wardrobes with integrated pull down double bed., Twp Windows. Convector heater. Wall mounted electric fire. Door leading into:



**Kitchen 8'11" x 4'11"**

Featuring a nice selection of new quality Grey coloured Gloss wall & base units incorporating worktop space with stainless steel sink unit & mixer tap. Fitted washing machine, electric cooker & fridge/freezer. Tiled splashbacks. Vinyl floor. Window



**Bathroom W.C.**

Boasting a new white coloured suite comprising low level W.C. Vanity unit with wash hand basin. Panelled bath incorporating an electric shower over & glazed screen. Tiled splashbacks, Vinyl floor. Loft space



**Parking**

Allocated plot to front of building

**Communal Gardens**

Lawned & drying 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.

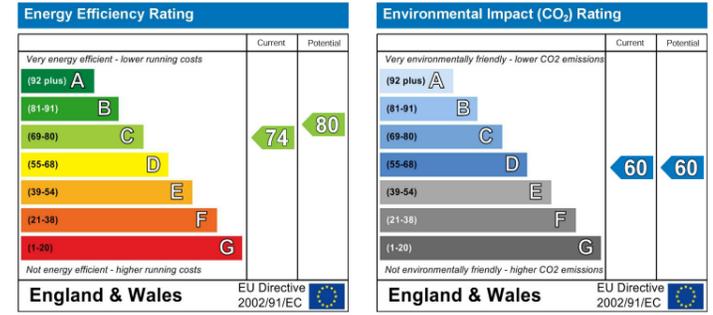
**TENURE**

The vendors advise the property to be LEASEHOLD. 959 Years remaining on lease. £1284.00 Annual service

charge paid over 12 months. 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.





## 18 Glyn Simon Close, Danescourt, Cardiff, CF5 2RZ



Why Rent When You Can Buy? At Popular Danescourt Can Be Found This Recently Refurbished First Floor Self Contained Studio Apartment In Lovely Order Throughout.. Accommodation Briefly Comprises Of Entrance Hall, Open Plan Lounge/Bedroom, Newly Installed 'Gloss' Kitchen With Appliances and Recently Fitted Bathroom W.C. & Shower. Upvc Windows. Allocated Parking. Communal Gardens. Ideal First Purchase, Well Worth Viewing.