

**15 Lilac Close, Pentrebane  
Cardiff  
CF5 3RT**

**Entrance Hall**

Entered via a Upvc glazed door into this light and inviting hallway. Stairwell. Radiator. Doors leading to dining room, lounge, kitchen & outhouse



**Kitchen 9'8" x 7'8"**

A well proportioned sized kitchen housing a selection of base units. Stainless steel sink unit & mixer tap. Plumbing for washing machine. Tiled splashbacks. Tiled floor. Breakfast bar. Window & Upvc glazed door to rear garden.



**Outhouse**

Ideal storage facility with door to cupboard & 1/2 glazed Upvc door to front



**First Floor Landing**

Doors off leading to three bedrooms, bathroom & W.C. Loft space

**Bedroom One 12'10" (max) x 10'6"**

Spacious double bedroom boasting floor to ceiling fitted wardrobes. Window to front. Laminate floor. Radiator. Linen cupboard. Closet that sites a wall mounted 'Valliant' gas combination boiler that fires domestic hot water and heating



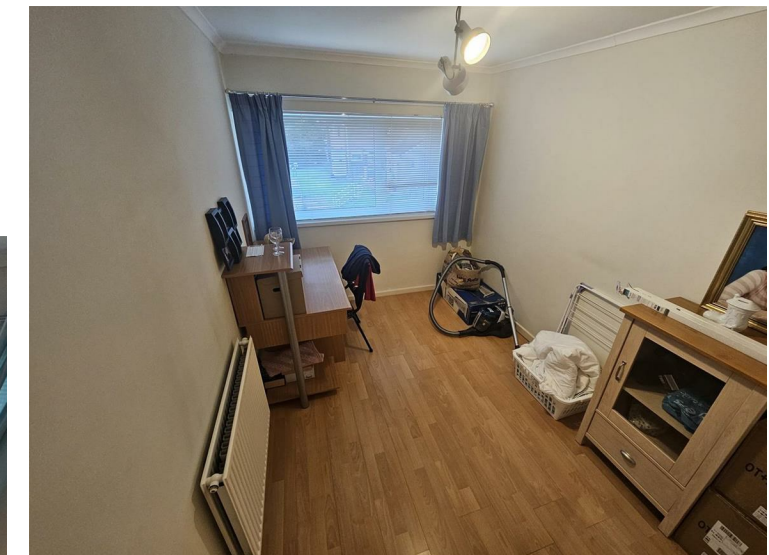
**Bedroom Two 10'2" x 7'0" (min)**

Generous sized bedroom featuring floor to ceiling mirror wardrobes. Window to rear. Laminate floor



**Bedroom Three 11'8" x 7'8"**

Double bedroom with window to front. Laminate floor. Radiator. Closet



**Bathroom**

Pedestal wash hand basin. Panelled bath with glazed screen and chrome mains fed mixer shower. Radiator. Window

**Lounge 13'0" x 11'3"**

A large and bright room with Upvc patio doors to rear. Decorative fireplace. Radiator.



**Dining Room 12'4" (max) x 9'4"**

A good sized reception room with window to front. Wall mounted gas fire (not tested)



**W.C.**  
Low level W.C. Window

**Front Garden**  
Laid to lawn with open aspect

**Rear Garden**  
Good sized family garden. Mainly laid to lawn. Shrubs to rear. Steel shed. 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.

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	

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	



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**15 Lilac Close, Pentreban, Cardiff, CF5 3RT**



At This Sort After Location Within A Cul De Sac Situated Off Ashcroft Crescent Can Be Found This Very Well Presented Light And Bright Mid Link House Offering Good Sized Family Accommodation. Entrance Hall, Lounge, Dining Room, Kitchen, Outhouse, Three Double Bedrooms (Two With Fitted Wardrobes) Bathroom, W.C, Gardens To Front & Rear. Gas Central Heating. Upvc Windows & Doors. Really Must Be Viewed!

**£249,950 Freehold**