

**7 Cadwgan Place, Fairwater  
Cardiff  
CF5 3HX**

**Entrance Hall**  
Entered via a 1/2 glazed Upvc door into this inviting reception hall. Balustrade stairwell. Window to side. Radiator. Under stairs storage cupboard. Covered ceiling. Original Woodblock floor. Access to kitchen. White panelled leads into:



**Lounge 14'1" x 10'6"**  
A generous sized living room with a Marble fire place making an ideal focal point. Window to front. Covered ceiling. Radiator. Woodblock floor.



**Kitchen Dining Room 17'6" x 9'7"**  
A most light and inviting area featuring a selection of cream wall and base units incorporating ample worktop space incorporating stainless steel sink unit & mixer tap, integrated electric induction hob, electric oven, microwave & extractor canopy. Down lighting. Tiled splashbacks. Tiled floor. Pantry. Window to rear. 1/2 Glazed door leading out to utility room. Upvc 'French' style glazed doors lead into:



**Conservatory 9'9" x 6'8"**  
An excellent addition to the property is this quality brick built and Upvc glazed room with 'French' style glazed doors leading to rear garden. Tiled floor with under floor heating .



**Utility Room 11'1" x 5'4"**  
A handy room with a selection of base unit & wall unit. Worktop space with stainless steel sink unit & mixer tap. Plumbing for washing machine. Radiator. Wall mounted 'Worcester' gas combination boiler fires domestic hot water and central heating system. 1/2 Glazed doors to both front & rear. Tiled floor. White panelled door leads into:



**Cloakroom W.C.**  
Partially tiled. Low level W.C. Wash hand basin. Tiled floor.



**First Floor Landing**  
5 x White panelled doors lead off to bedrooms, bathroom W.C. & Lined cupboard with radiator. Loft space. Window to side. Covered ceiling

**Bedroom One 11'2" x 9'7"**  
Very well presented double bedroom. Window to front. Radiator. Covered ceiling. Closet



**Bedroom Two 12'5" x 8'6"**  
Large double bedroom with window to rear. Radiator. Covered ceiling. 2 x Closets



**Bedroom Three 11'1" (max) x 7'9"**  
A decent sized third bedroom. Window to front. Radiator. Covered ceiling



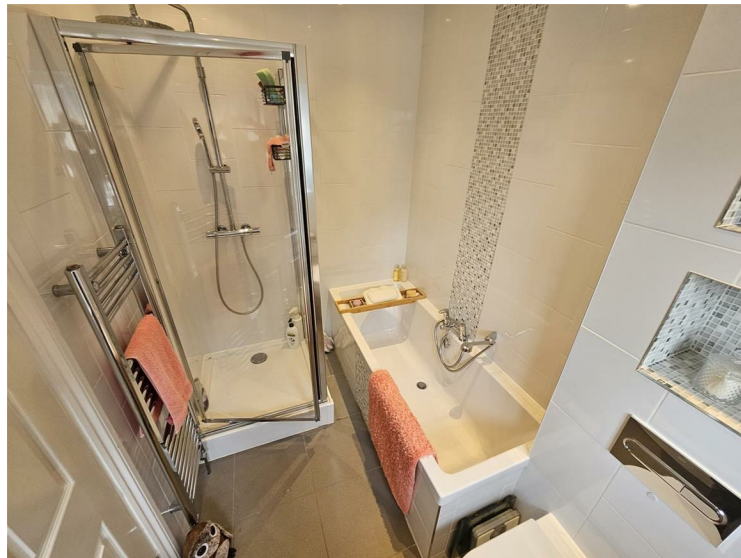
**Rear Garden**

A large well tended level garden featuring a sizeable paved patio area leading to lawn with mature borders. Detached block built shed with power & light. Timber fencing



**Bathroom W.C.**

A stunning bathroom with tiled walls and quality suite coloured in white comprising of low level W.C. Vanity unit with wash hand basin, panelled bath with chrome shower attachment and tiled & glazed cubicle incorporating a chrome mains fed mixer shower. Tiled floor with under floor heating. Window. Chrome towel rail



**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	

**Front Garden**

A good sized garden based in stones together with a concrete hardstand offering off road parking. Dwarf block built walls



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**7 Cadwgan Place, Fairwater, Cardiff, CF5 3HX**



Nestled In Cadwgan Place, Fairwater Can Be Found This Greatly Improved Stylish And Very Well Presented Semi Detached House That Boasts A Quality Conservatory. Ideal Family Accommodation Is Offered By Way Of Entrance Hall, Lounge, Open Plan Fitted Kitchen Dining Room With Conservatory Off, Utility Room, Cloakroom W.C. Three Good Sized Bedrooms & A Recently Refurbished Tiled Bathroom W.C. & Shower. Upvc Windows & Doors. Gas Central Heating With Combination Gas Boiler. Underfloor Heating To Conservatory & Bathroom. Off Road Parking To Front. Large Well Tended Garden To Rear With Detached Block Built Shed. Lovely Decoration Throughout. Deserves Internal Inspection.

**£329,950 Freehold**

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