

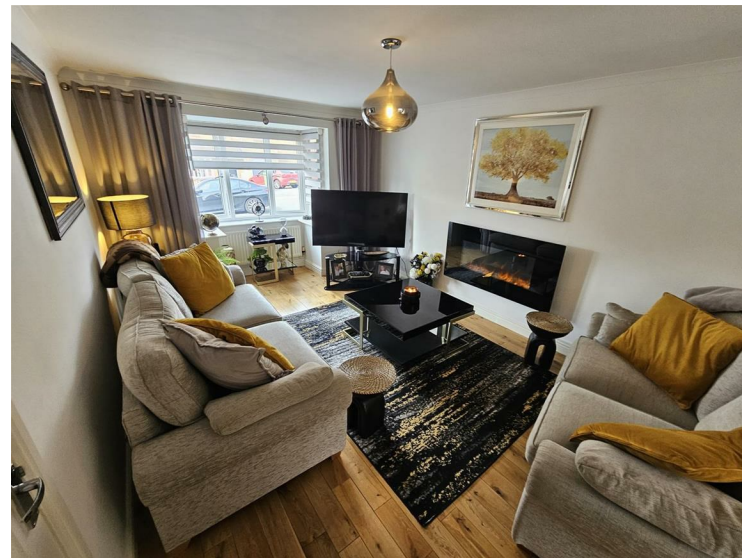
**23 Ramsons Way, Westfiels Park  
Cardiff  
CF5 4QY**

**Entrance Hall**

Entered via a composite door with glazed insert into this inviting reception hall. Stairwell. Tiled floor. Radiator. Coved ceiling. Under stairs storage cupboard. Doors leading to lounge, sitting room & kitchen.

**Lounge 15'3" x 10'11"**

A spacious and well-presented living room with box bay window to front. Radiator. Tiled floor. Two radiators. Coved ceiling. Feature archway access into



units incorporating ample marble effect worktop space with stainless steel sink unit & mixer tap, integrated fridge, freezer, five burner gas hob, electric and microwave ovens & extractor canopy. Plumbing for washing machine. Window & Upvc Glazed door to rear. Tiled floor running directly into sitting room. Breakfast bar. Contemporary radiator



**Sitting Room 18'8" x 9'2"**

An excellent sized family room with window to front. Coved ceiling. Contemporary Radiator.



**First Floor Landing**

Doors off leading to four bedrooms, bathroom W.C. & Linen cupboard with radiator. Loft space

**Master Bedroom 13'4" (min) x 10'8"**

A most spacious double bedroom with fitted wardrobes. Radiator. Window to front. Door leading into



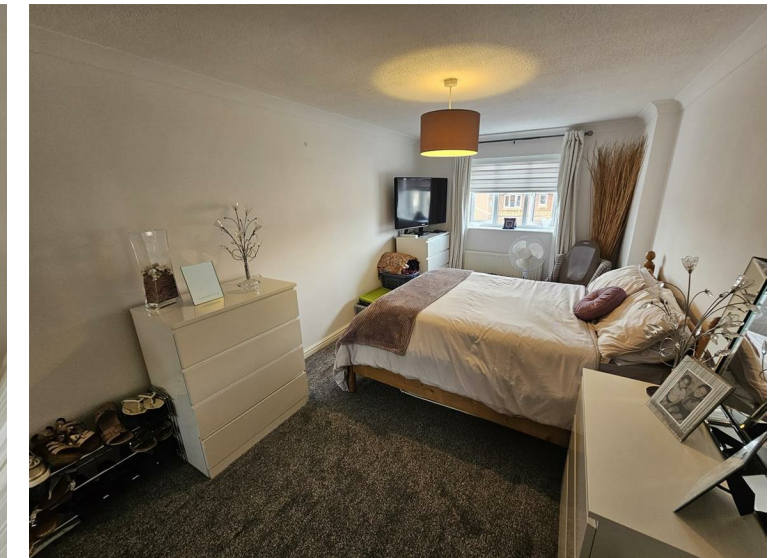
**En Suite Shower Room W.C.**

A refurbished room with partially tiled walls and suite comprising of low-level W.C. Pedestal wash hand basin. Glazed & tiled cubicle incorporating a chrome mains fed mixer shower. Window. Chrome heated towel rail. Vinyl floor. Window



**Bedroom Two 10'8" x 9'8"**

Double bedroom with window to rear. Radiator



**Bedroom Three 16'5" x 9'4"**

A great sized third double bedroom. Mirror wardrobes. Radiator. Window to front



**Bedroom Four 9'4" (max) x 9'3" (max)**

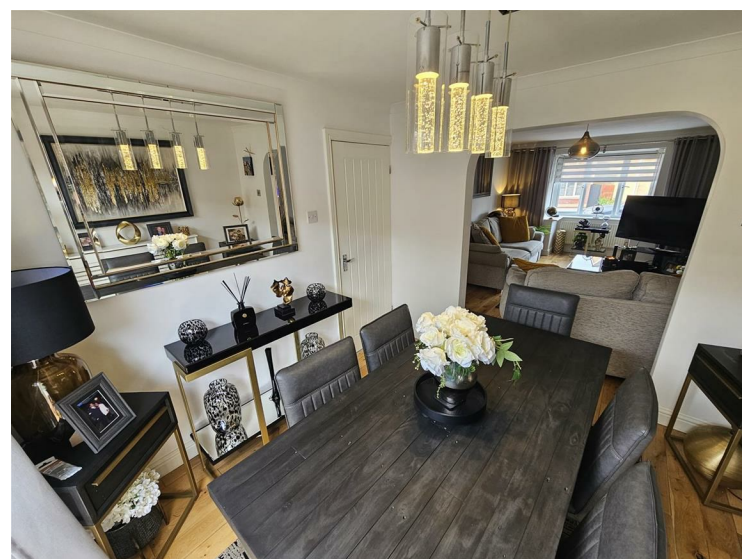
A decent sized single bedroom. Window to rear. Radiator

**Bathroom W.C.**

Tiled with modern suite comprising of low-level W.C. Pedestal wash hand basin. Paneled bath. Tiled floor. Window. Chrome heated towel rail

**Dining Room 9'7" x 9'7"**

With Upvc 'French' style glazed doors leading out to rear garden. Radiator. Coved ceiling. Paneled door leading to



**Kitchen 17'1" x 9'10"**

A light and bright luxury fitted kitchen housing a large selection of quality white colored Gloss wall and base



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Front Garden

Based in both brick and tarmac offering off road parking for three cars

### Rear Garden

Stunning well stocked and tended landscaped garden with offering total privacy. Large Flagstone based area leading to lawn. Timber 'Pagoda' type structure over an artificial lawn. Lovely natural colors from all types of flowers and plants.



### 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,

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**23 Ramsons Way, Westfiels Park, Cardiff, CF5 4QY**



Situated At This Very Popular Development To The West Side Of Cardiff Can Be Found This Very Substantial And Superbly Presented Four Bedroomed Detached House Boasting A Quite Lovely Mature Rear Landscaped Garden. Thousands Of Pounds Have Been Spent On This Desirable Home With Generous Sized Family Accommodation Comprising Of Entrance Hall, Lounge Open To Dining Room, 17' Luxury Fitted Gloss Kitchen With Open Access To 18' Family Sitting Room, The Afore Mentioned Bedrooms, Master En Suite Shower Room W.C. & Family Bathroom W.C. Upvc Windows & Doors. Gas Central Heating. Lovely Decoration Throughout. Must Be Viewed! Council Tax Band 'E'

**£410,000 Freehold**