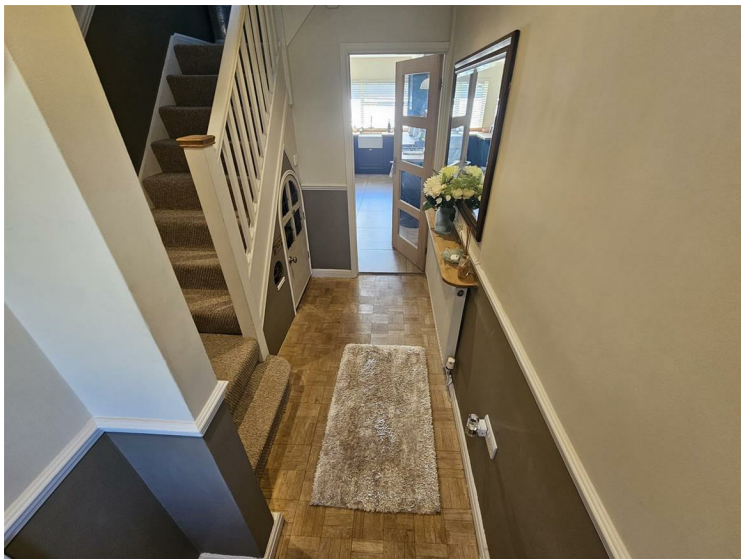


6 Pontrilas Close, Michaelston
Cardiff
CF5 4TT

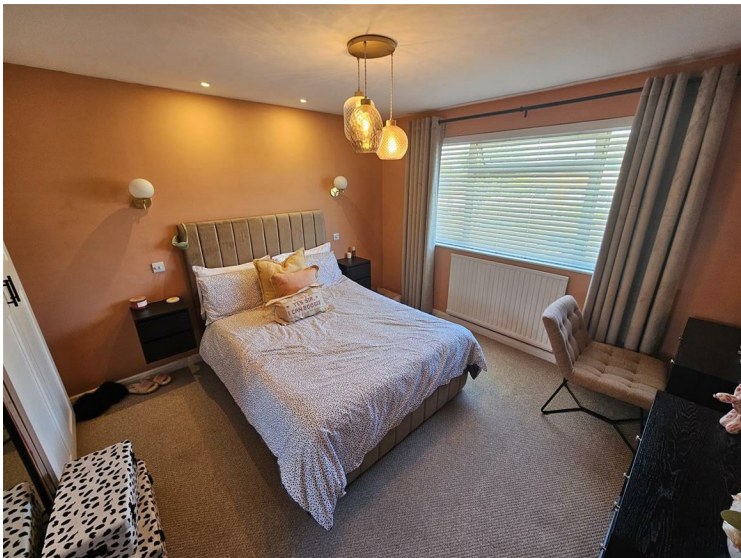
Entrance Hall

Entered via a 1/2 glazed Upvc door into this inviting hallway. Stairwell. Cloakroom W.C. Radiator, Glass panelled door leads into:



Lounge 14'7" x 11'9"

A generous sized reception room with large window to front. Feature stone built fireplace. Timber floor. Radiator. Coved ceiling.



Bedroom Two 11'10" x 10'9"

Good sized second double bedroom. Window to rear. Radiator. Double closet

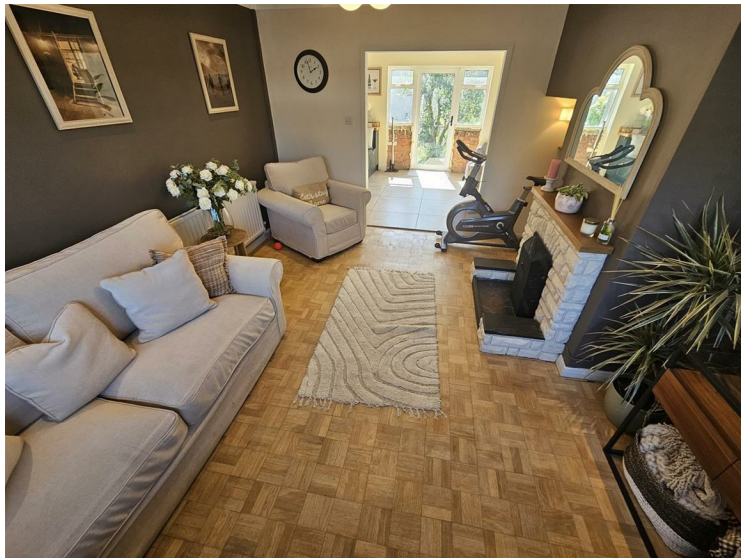


Loft Room 19'1" (max) x 13'4"

A great asset to the property being this large space of versatile use. Window offering pleasant views to rear. Storage cupboard to eaves.

Kitchen 18'0" x 9'1"

Featuring a large selection of recently fitted wall and base units complimented with 'Oak' worktop space incorporating a 'Belfast' sink unit & mixer tap. Five burner gas range. Downlights. 1/2 Glazed Upcv door to side elevation. Tiled floor running through open plan dining room



First Floor Landing

Window to side. Doors leading off to three bedrooms & bathroom W.C. Stairwell rising to loft room

Bedroom One 12'0" x 11'6"

A large double bedroom with window to front. Radiator. Double closet.



Bedroom Three 10'10" x 6'11"

Larger than average single bedroom. Window to rear. Radiator. Fitted wardrobe

Bathroom W.C.

Partially tiled with suite comprising of low level W.C. Pedestal wash hand basin. Panelled bath with chrome mixer shower attachment. Tiled & glazed cubicle incorporating chrome mains fed mixer shower. Vinyl floor. Radiator. Window



Front Garden

Stone based area. Mature shrubs. Concrete based hardstand offering off road parking for two cars.

Rear Garden

Mainly laid to lawn being enclosed by block built walls

Garage

Single sized garage with up & over door, power & light supply. Pedestrian door to side

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other

Dining Room 10'9" x 10'9"

A good sized room with glazed door to rear. Built in work bench with storage units under. Radiator. Coved ceiling. Open Access to@

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:

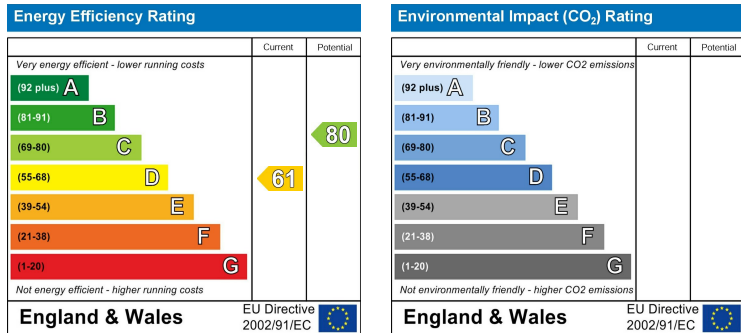
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT 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.



property sales lettings property management

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

Tel: 029 2055 3056

Fax: 029 2056 5761



6 Pontrilas Close, Michaelston, Cardiff, CF5 4TT



At This Popular Area To The West Side Of Cardiff Within A Cul De Sac Position Can Be Found This Deceptively Spacious And Improved Semi Detached House That Would Make An Excellent Family Home. Accommodation Briefly Comprises Of Entrance Hall, Cloakroom W.C. Recently Fitted Kitchen Open To Dining Room, Spacious Lounge, Three Bedrooms, Bathroom W.C. & Large Loft Room With Lovely Views To Rear. Gas Central Heating. Very Nicely Decorated Throughout. Gardens To Front & Rear. Garage. Off Road Parking For Two Cars. Well Worth Viewing. EPC Rating 'D' Council Tax Band 'E'

sales@hoskinsmorgan.co.uk

www.hoskinsmorgan.co.uk

£325,000 Freehold