

**116 Grand Avenue, Ely
Cardiff
CF5 4HW**

Porch
Enter via a 1/2 glazed Upvc door. Tiled floor. Archway shaped window to front. Composite door leading to:

Hall
Balustrade stairwell. Radiator. Doors leading to dining room & kitchen. Understairs storage cupboard

Dining Room 11'6" x 9'0"
A light room with plenty of natural light pouring through patio doors to rear. Radiator. Coved ceiling. Laminate floor. Through opening to:



Lounge 12'7" x 11'6"
A good sized living room with window to front. Coved ceiling. Radiator



Kitchen 11'10" x 5'3"
A well proportioned kitchen housing a selection of white

gloss wall and base units incorporating worktop space with stainless steel sink unit & mixer tap, plumbing for washing machine and gas cooker point. Stainless steel extractor hood. Window to rear. Wall cupboard sites a gas combination boiler that fires domestic hot water & central heating. Vinyl floor. Through access to:



Breakfast Room 9'1" x 4'7"
Radiator. Window to side. 1/2 Glazed Upvc door leading out to rear garden



First Floor Landing
Split level with doors leading off to three bedrooms & bathroom W.C. Window to side. Stairwell rising to attic

Bedroom One 12'10" x 11'8"
Large double bedroom with window to front. Radiator. Coved ceiling



Bedroom Two 11'7" x 9'0"
Double bedroom. Window to rear. Radiator. Closet



Bedroom Three 11'10" x 5'5"
Single sized bedroom. Window to side., Radiator

Bathroom W.C.
Tiled with white coloured suite comprising low level W.C. Pedestal wash hand basin. Panelled bath with electric shower over. Window

Front Garden
Brick based parking plot. Concrete based area. Block built wall. Timber pedestrian gate leading to:

Rear Garden
Paved with slabs being enclosed by block wall screenings

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.

Disclaimer
The vendor of this property is related to a member of staff of Hoskins Morgan

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



116 Grand Avenue, Ely, Cardiff, CF5 4HW



An Ideal Family Starter Home Is Offered By This 'Dutch' Style Demi Detached House Offering Looking The Avenue. Accommodation Briefly Comprises Of Entrance Porch, Hall, Lounge, Dining Room, Kitchen Through To Breakfast Area, Three Bedrooms & Bathroom W.C. Gardens To Front & Rear. Gas Central Heating With Combination Boiler. Upvc Windows & Doors. Off Road Parking. Sensibly Priced For Quick Sale