# 13 Macdonald Place, Ely
# Cardiff
# CF5 4NZ

### Entrance Hall
Entered via a composite panelled door. Stairwell. Radiator. Pine panelled door leads into:

### Lounge 13'5" x 12'1"
A very well presented living room featuring a timber floor. Window to front. Coved ceiling. Radiator. Picture rail. Pine panelled door leads into:

### Kitchen 15'4" x 5'6"
A well proportioned light & bright area housing a good selection of quality White gloss wall and base units incorporating worktop space and matching breakfast bar, stainless steel sink unit & mixer tap, plumbing for washing machine & gas cooker point. Tiled splashbacks. Laminate floor. Two windows to rear. Composite door with glazed inserts leading out to rear garden. Under stairs storage cupboard. Wall mounted gas combination boiler fires domestic hot water & central heating system

### First Floor Landing
Pine panelled doors leading off to two bedrooms & bathroom W.C. Window to side. Loft space. Built in storage cupboard over stairs

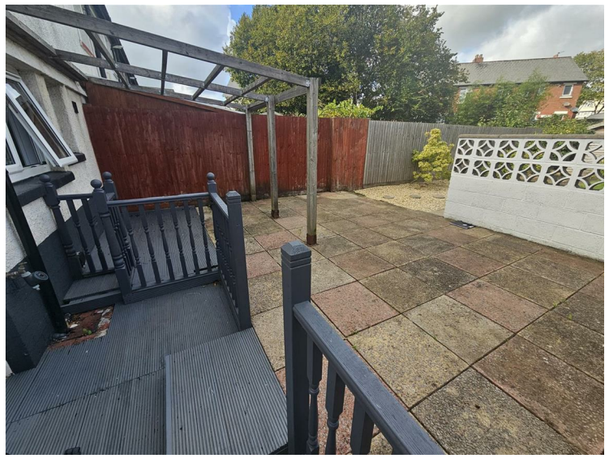
### Bedroom One 10'6" (min) x 9'7"
A good sized double bedroom featuring floor to ceiling fitted wardrobes. Window to front. Laminate floor. Radiator. Picture rail

### Bedroom Two 9'7" x 9'3"
Again featuring floor to ceiling mirror wardrobes. Window to rear. Radiator

### Bathroom W.C.
Tiled with modern White coloured suite comprising of low level W.C. Pedestal wash hand basin. Panelled bath with mains fed mixer shower over. Chrome heated towel rail. Laminate floor. Window

### Front Garden
Concrete based hardstand offering of road parking enclosed by screened wall. Pedestrian wrought iron gate to side leads onto a concrete based area that leads to:

### Rear Garden
A lovely sized and level garden with decked area and timber Pagoda over leading to lawn and stone base are via a feature wall. Abundance of mature shrubs with further stone based area to rear. Timber fencing and shed

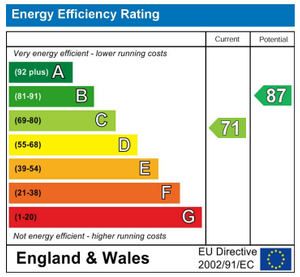


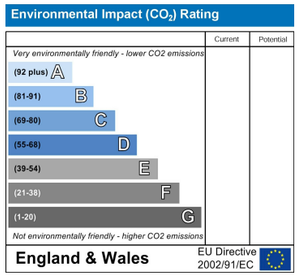
### FIXTURES AND FITTINGS
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit 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.



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# 13 Macdonald Place, Ely, Cardiff, CF5 4NZ

Tucked Away Within A Corner Position Of This Pleasant Cul De Sac Can Be Found This Improved And Very Well Presented End Of Terrace House Boasting A Large Landscaped Rear Garden. Ideal Starter Accommodation Ids Offered By Way Of Entrance Hall, Lounge, Fitted Kitchen, Two Bedrooms (Both With Fitted Wardrobes), Modern Tiled Bathroom W.C. & Shower. Gas Central Heating With Combination Boiler. Upvc Windows & Doors. New Roof Fitted Three Years Ago. Council Tax Band 'B' Energy Rating 'C' Really Must Be Viewed!

## £189,950 Freehold

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