

**144 Poplar Road, Fairwater  
Cardiff  
CF5 3PU**

**Entrance Hall**

Entered via a glazed composite door into this light and inviting entrance hall. Balustrade stairwell. Window to side. Radiator. Tiled floor. Doors leading to lounge & kitchen dining room

**Lounge 14'3" x 10' (min)**

A generous sized living room with window to front. Radiator. Coved ceiling.



**First Floor Landing**

Doors off leading to three bedrooms & bathroom W.C. Loft space. Window to side. Linen cupboard sites a wall mounted 'Baxi' gas combination boiler that fires domestic hot water and central heating.

**Bedroom 1 11'9" x 10'3" (min)**

Large double bedroom with window to front. Coved ceiling. Radiator



**Bathroom W.C.**

Fully tiled to floor and walls with a modern White colored suite comprising of a low level W.C. Pedestal wash hand basin. Paneled bath incorporating mains fed mixer shower & glazed screen. Window.



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.

**Kitchen Dining Room 18' x 10' (max)**

A large kitchen dining area with plenty of natural light from two windows to rear. Good selection of wall & base units incorporating ample worktop space with stainless steel sink unit & mixer tap, plumbing for both washing machine & dish washer, integrated stainless steel gas hob, electric oven & extractor hood. Down lighting. Tiled splash backs. Tiled floor. Radiator. Door leading to:



**Bedroom 2 14'9" x 8'9" (min)**

Spacious double bedroom with window to rear. Radiator. Coved ceiling



**Bedroom 3 9' x 7'9"**

Good sized single bedroom. Window to front. Radiator. Coved ceiling. Laminate floor

**Cloakroom W.C.**

Low level W.C. Window

**Out House**

Ideal storage space with down given access to both front & rear

**Front Garden**

Brick paved path to front and side. Large stone based area offering off road parking for two vehicles

**Rear Garden**

Based in stones and timber decking. Enclosed by timber fencing. Timber 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	68		87
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	



## 144 Poplar Road, Fairwater, Cardiff, CF5 3PU



A Generous Sized Family Home Is Offered By This Well Presented Traditional Built Semi Detached House Situated At This Popular Location Close To Schools, Shops, Leisure Center And Public Transport. Accommodation Briefly Comprises Of Entrance Hall, Spacious Lounge, Large 18' Open Plan Kitchen Dining Room With Integrated Oven & Hob, Cloakroom W.C. Out House, Three Bedrooms & Tiled Bathroom W.C. & Shower. Gas Central Heating With Combination Boiler. Upvc Windows. Nicely Decorated Throughout. Rear Garden. Off Road Parking For Twp Cars. Must Be Viewed!