

Porch

Entered via Upvc French style storm doors. Tiled floor. 1/2 Glazed leaded door with matching side panels leads into:

Reception Hall 12'10" (max) x 11'2"

A large light and inviting area. Stairwell leading up to first floor landing. Radiator. Built in closet. Coved ceiling. Doors leading to lounge, dining room & kitchen



Kitchen 11'6" x 7'2"

In need of update but presently housing a selection of wall and base units with sink unit, plumbing for washing machine and gas cooker point. Two windows to side. Tiled floor. Radiator. Pantry. Access to:



Utility Room 9'2" x 5'4"

Wall & base unit, sink unit. plumbing for washing machine. Radiator. Tiled floor. Window to side. Sliding door to:

Rear Lobby

Door leading a low level W.C. Balance flued gas central heating boiler. 1/2 Glazed Upvc door leading out to rear garden

Lounge 14'6" x 11'1"

A generous sized living room with bay window to front. Original tiled fireplace. Radiator. Coved ceiling



Dining Room 12'6" x 12'1"

A good sized room with patio doors leading to rear garden. Radiator. Tiled fireplace. Coved ceiling

First Floor Landing

Doors leading off to four bedrooms, bathroom & W.C. Airing cupboard & closet. Leaded window to side. Loft space

Bedroom One 14'6" x 11'0" (min)

Excellent sized double bedroom with bay window to front overlooking Llandaff fields. Radiator. Picture rail



Bedroom Two 12'0" x 11'9"

A good sized double bedroom with window to side. Radiator. Closet. Radiator. Picture rail



Bedroom Three 13'7" x 7'8"

Double sized bedroom with window to front. Radiator. Radiator



Bedroom Four 10'6" x 8'1"

Fourth double bedroom with window to rear. Radiator. Picture rail

Bathroom

Part tiled walls. Suite comprising pf low level W.C., Pedestal wash hand basin & panelled bath with shower attachment. Window. Radiator.. Picture rail



W.C.

Low level W.C. Window

Front Garden

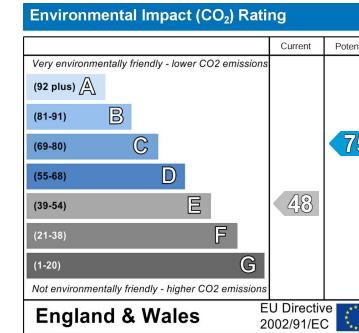
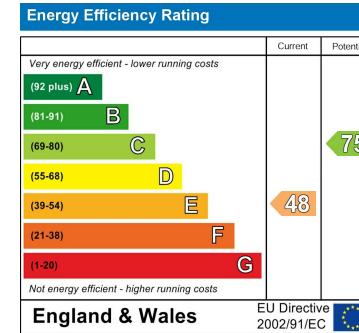
A large Crazy paved hardstand offering ample off road parking and leading to garage. Path leading to front door flanked by a lawn. Abundance of mature shrubs. Gate to side leads to Crazy paved area that leads to:

Rear Garden

A large landscaped garden with stone based area, small lawn and various shrubs to borders. 'Anderson' air raid shelter used as potting shed.



Opening Hours: Monday - Friday 9.00am - 5.30pm,
Saturdays 9.00am - 4.00pm.



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Rarely Available. In Need Of Update And Repair Can Be Found This Substantial Traditional Built Bay Fronted Semi Detached House At An Elevated Position Overlooking Llandaff Fields. Generous Sized Family Accommodation Is Offered By Way Of Porch, Reception Hall, Lounge, Dining Room, Kitchen, Utility Room, Rear Lobby & W.C. Four Bedrooms, Bathroom & W.C. Garage. Detached Gardens To Front & Rear With Off Road Parking Available. Many Original Features Together With An 'Anderson Air Raid Shelter' In Garden. Mainly Upvc Windows. There Is A Gas Central Heating System. Potential To Extend To Side Subject To Planning Approval. Well Worth Viewing.

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£590,000 Freehold