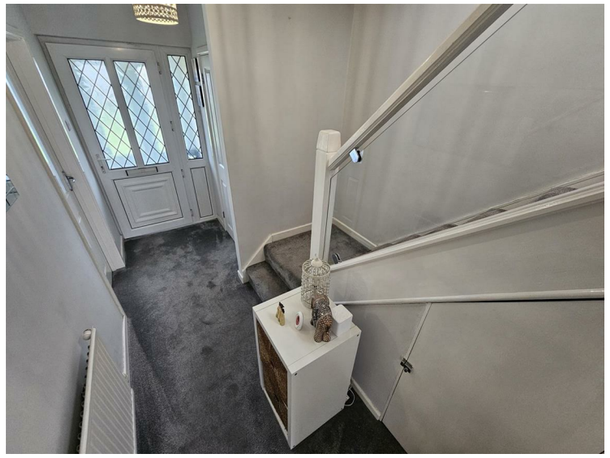
45 Llanover Road, Michaelston
Cardiff
CF5 4TH

Porch
Entered by a pair of Upvc glazed Storm doors. 1/2 Glazed Upvc door leads into:

Entrance Hall
A light and inviting area with stairwell rising to first floor landing. Radiator. Under stairs storage cupboard. Cloakroom W.C. Panelled door into lounge. Glazed door leading into kitchen



Cloakroom W.C.
Low level W.C. Vanity unit with wash hand basin. Laminate floor. Radiator. Window

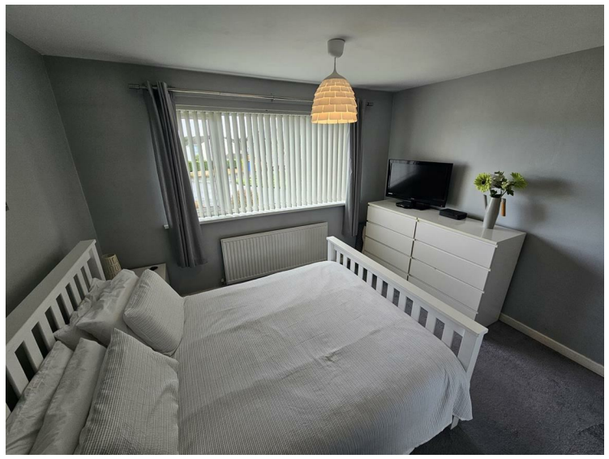
Lounge 14'6" x 11'10"
A well presented riving room with large window to front. Coved ceiling. Radiator. Inset Fire box with slate plinth. Pair of doors lead through to :

Dining Room 10'10" x 10'9"
A generous sized room with plenty of light coming through windows and door to rear elevation. Radiator. Coved ceiling. Breakfast bar. Laminated floor running through to open plan Kitchen.

Kitchen 18'4" (max) x 7'11"
A nicely designed kitchen boasting a large selection of quality cashmere beige gloss wall and base units incorporating ample worktop space with sink unit & mixer tap, integrated fridge-freezer dishwasher, gas hob, electric oven & extractor canopy. Windows to side & rear. Upvc glazed door leads out to side elevation. A wall mounted 'Worcester' combination boiler fires domestic hot water and central heating.

First Floor Landing
Doors leading off to three bedrooms & bathroom W.C. Loft space. Linen cupboard

Bedroom One 12'0" x 11'10"
Double bedroom with window to front. Radiator. Closet



Bedroom Two 11'10" x 10'11"
Good sized second bedroom. Window to rear. Radiator. Closet

Bedroom Three 10'11" x 7'8"
A decent sized room with window to front. Radiator. Laminate floor

Bathroom W.C.
Recently refurbished bathroom with modern quality suite comprising of low level W.C. Vanity unit with large wash hand basin. Panelled bath with electric shower over & glazed screen. Tiled splashbacks. Vinyl floor. Window. Contemporary radiator.

Front Garden
A large area mainly laid to lawn complimented with an array of shrubs. being enclosed by a brick built wall.

Side Garden
Brick based forecourt offering ample off road parking for up to four cars. Access to garage. Timber pedestrian gate leads to:

Rear Garden

A small private garden with a paved patio area leading to an artificial lawn being enclosed by timber fencing

Garage

A single sized semi detached garage with roller style door. Power & light. Window to side. Pedestrian door

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:

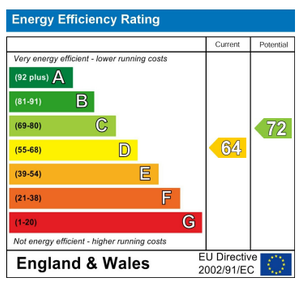
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT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

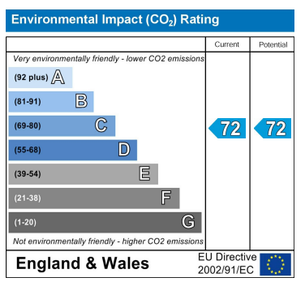
TENURE

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.





sales@hoskinsmorgan.co.uk www.hoskinsmorgan.co.uk

hoskins morgan

property sales lettings property management

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

Tel: 029 2055 3056
Fax: 029 2056 5761

45 Llanover Road, Michaelston, Cardiff, CF5 4TH

*** Guide Price £313,550 - £319,950 *** HoskinsMorgan Are pleased to Bring to the Market At This Popular Residential Area To The West Of Cardiff Can Be Found This Much Improved Stylish And Very Well Presented Traditional Built Semi Detached House Occupying A Large Corner Plot. Accommodation Briefly Comprises Of Porch, Entrance Hall, Cloakroom W.C. Lounge, Dining Room Through To Quality 18' Fitted Kitchen, Three Bedrooms & Refurbished Family Bathroom W.C. Gas Central Heating With A 'Worcester' Combination Boiler. Upvc Windows & Doors Throughout. Large Front Garden with Ample Off Road Parking To Side. Well Tended Rear Garden. Garage. Must Be Viewed To Appreciate

£313,550 Freehold