

88 Cowbridge Road West, Ely  
Cardiff  
CF5 5BT

Entrance Hall

Entered at side elevation via a composite door with glazed inserts into this light and inviting entrance hall. Slate tiled floor running through to kitchen. Radiator. Window to front. Plate rack. Pine doors leading to lounge, dining room, kitchen & cloakroom W.C.



Cloakroom W.C.

Partially tiled with suite comprising of low level W.C. & wash hand basin. Tiled floor. Window

Lounge 11'3" (min) x 11'0"

A nicely presented living room with box bay window to front. Wood block floor. Radiator. Open brick fireplace with timber mantle & hearth



Dining Room 11'4" (min) x 11'0" (min)

A light and airy room with 'French' style glazed doors in bay to rear. Wood block floor. Radiator. Open brick fireplace with timber mantle



Kitchen 17'8" (min) x 5'9" (min)

A large and well fitted 'Galley' style kitchen housing a good selection of 'Beech' effect wall and base units incorporating ample worktop space with stainless steel sink unit & mixer tap, plumbing for washing machine. Integrated stainless steel gas hob, electric oven & extractor canopy. Tiled splash backs. Radiator. Two windows to side. Window to rear. 1/2 Glazed Upvc door leading out to rear garden.



First Floor Landing

Doors off leading to three bedrooms & bathroom W.C. Window to side. Loft space. Picture rail.



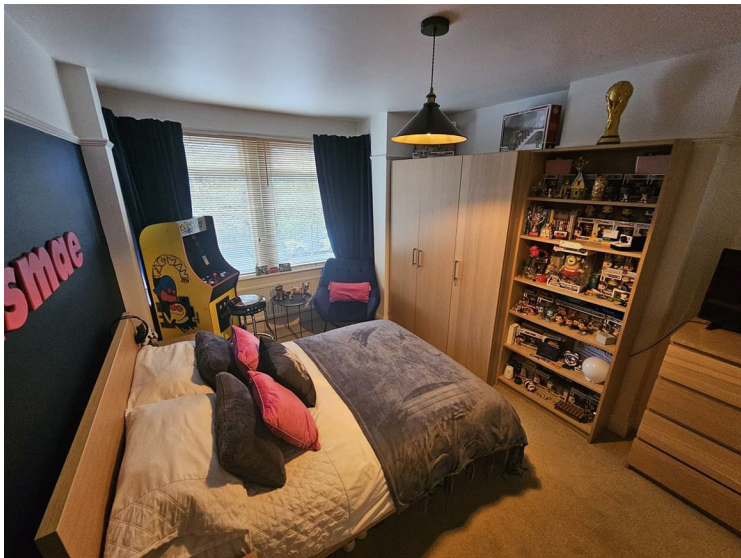
Bedroom One 12'2" (max) x 10'1" (min)

A good sized double bedroom with box bay window to rear. Picture rail. Radiator



Bedroom Two 13'8" x 10'5" (min)

Large double bedroom with box bay window top front. Radiator. Picture rail



Bedroom Three 8'4" x 6'10"

Single sized bedroom. Window to front. Radiator. Picture rail



Bathroom W.C.

Tiled with quality suite comprising low level W.C. Pedestal wash hand basin. Panelled bath incorporating shower attachment and glazed screen. Radiator. Window. Timber flooring





Front Garden

Raised lawn and bordered area. Tarmac drive offering off road parking. Timber double gates offer a secure parking whilst leading to garage. Pedestrian timber gate leads to

Rear Garden

A lovely sized and landscaped garden with flagstone paved area leading up steps to well tended lawn. paved terrace to rear of garage. Raised flower beds. Timber fencing



Garage

Detached garage with up and over door, 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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		84	(92 plus) A		84
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	63		(39-54) E	63	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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88 Cowbridge Road West, Ely, Cardiff, CF5 5BT



Really Must Be Viewed. A Very Well Presented & Much Improved Traditional Built Box Bay Semi Detached House making A Lovely Family Home. Accommodation Briefly Comprising Entrance Hall, Cloakroom W.C. Lounge, Dining Room, Large 'Galley' Styled Fitted Kitchen With Oven & Hob, Three Bedrooms & Tiled Bathroom W.C. Upvc Windows & Doors. Gas Central Heating (Boiler Installed 24th October 24?. CCTV System. Secure Parking Plot. Original Features Such As Woodblock Floors. Front Garden With Of Road Parking. Large Well Maintained Rear Garden. Detached Garage. Viewing A Must.

£279,950 Freehold