

**117 Firs Avenue, Pentrebane  
Cardiff  
CF5 3TG**

**Porch**

Entered via a Upvc door with glazed insert. Glazed panels to side. Tiled floor. 1/2 Glazed door leads into:

**Hall**

Balustrade stairwell. Laminate floor. Radiator. Door to dining room. Access to kitchen and lounge

**Lounge 13'0" x 11'8"**

A light and spacious room. Stone built feature fireplace. Patio doors. Radiator. Coved ceiling. Laminate floor running through feature archway to@



**Dining Room 12'11" x 9'6"**

Generous sized room. Window to front. Radiator.



**Kitchen 16'0" (max) x 10'1" (max)**

An 'L' shaped kitchen featuring a selection of wall and base units incorporating worktop space with stainless steel sink unit & mixer tap, plumbing for washing machine and integrated gas hob, electric oven & extractor hood. Part tiled walls. Tiled floor. Window and Upvc glazed door to rear garden. Door leading to cloakroom. Wall mounted gas combination boiler fires domestic hot water and central heating system.



**Cloakroom W.C.**

Low level W.C. Pedestal wash hand basin. Radiator. Window

**First Floor Landing**

Doors off leading to three bedrooms & bathroom W.C. Loft space

**Bedroom One 12'9" x 10'10"**

A large double bedroom with window to front. Closet. Linen cupboard. Radiator



**Bedroom Two 13'5" (max) x 10'4" (max)**

A very good sized 'L' shaped double bedroom. Window to rear. Radiator



**Bedroom Three 11'8" x 7'10"**

Larger than average size sized bedroom. Radiator. Window to front



**Shower Room**

Tiled walls. Suite adapted for disabled with low level W.C. Pedestal wash hand basin. Glazed wet area with electric shower over. Radiator. Window



**W.C.**

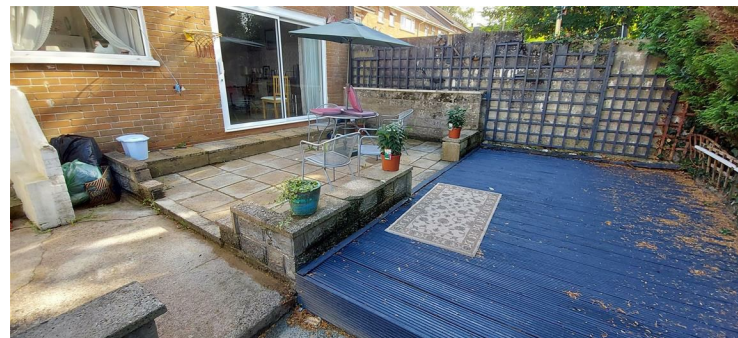
Part tiled. Low level W.C. Window

**Front Garden**

Lawned area and concrete based drive offering off road parking for two cars Block work

**Rear Garden**

Paved patio areas leading to composite decking. Block wall. Conifer screening



**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			(92 plus) A		
(81-91) B			(81-91) B		84
(69-80) C			(69-80) C		
(55-68) D		64	(55-68) D		60
(39-54) E			(39-54) E		
(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	



## 117 Firs Avenue, Pentrebane, Cardiff, CF5 3TG



At This Mature Development At Pentrebane To The West Of Cardiff Can Be Found This Generous Sized Three Bedroom End Of Link House Offering Off Road Parking For Two Cars. Accommodation Further Comprises Of Entrance Porch, Hall, Lounge Through To Dining Room, Fitted Kitchen, Cloakroom W.C. & Shower Room (Adapted For Disabled) & Separate W.C. Well Tended And Enclosed Rear Garden. Gas Central Heating With Combination Boiler. Upvc Windows & Doors. Some Decoration Required Hence Price.