

6 Riverview Court, Cowbridge Road West, Ely
Cardiff
CF5 5FD

Communal Hallway

Entered via private telephone entry system then further door to property

Hallway

Entered via hardwood door, wall mounted entry system, window to side, door leading off to:-



Kitchen/Lounge/Diner 18'2" x 12'7"

A lovely spacious living/Dining area with fully integrated Kitchen to include Fridge/freezer, dishwasher, washing machine, electric oven, hob and extractor hood, wall mounted electric heater, laminate flooring, TV . aerial point, Upvc D.g. French doors with Juliette balcony and further windows to both sides which all overlook the river.



First Floor Landing

Landing area with high vaulted ceiling then doors leading off to:-

Bedroom

A lovely bright spacious double bedroom with feature high Vaulted ceiling and upvc d.g. French doors with Juliette Balcony and windows to both sides of doors which once over looks the river, space for wardrobes. wall mounted electric heater.



Bathroom

A larger than average Bathroom comprising white suite with panel bath and mains fed shower over, glazed shower door, low level w.c., vanity wash hand basin, large built in storage cupboard, complimentary tiled walls, ceramic tiled floors, inset ceiling spotlighting, extractor fan, heated hand towel rail, ceramic tiled floor, window to rear.



Outside space

To the rear of the property is a bin storage area, communal garden, parking space for No. 6.

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 Leasehold 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.

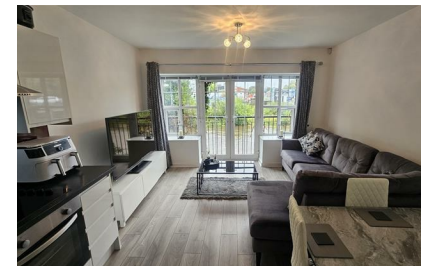
VIEWING

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B		81	(81-91) B		
(69-80) C			(69-80) C		75
(55-68) D	66		(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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Hoskinsmorgan Are Pleased To Bring To The Market This Beautifully Presented And Excellent Sized Ground and First Floor Duplex Apartment Which Overlooks The River and With Feature Vaulted Ceilings In Bedroom, Landing and Bathroom. The Apartment Comprises:- Entrance Hallway, Very spacious Kitchen/Diner/Lounge, The Kitchen Has Integrated Appliances To Include: Electric Oven Hob and Extractor Hood, Fridge/Freezer, Washer/Dryer and Dishwasher, One Double Bedroom, Large Bathroom, Two Sets Of "French" Patio Doors Both With "Juliette" Balconies, Electric Heating, Car Parking Space To The Rear, Viewing Is An Absolute Must!!!!