

**41 Oakley Place, Grangetown
Cardiff
CF11 7EU**

Entrance Hall
Enter via a Upvc door with glazed insert. Stairwell. Radiator. Cloakroom W.C. Door leading into lounge.

Cloakroom W.C.
Low level W.C. Wash hand basin. Window (not Upvc). Electric towel heater

Lounge 15'4" x 11'11"
A spacious living room with window to front. Laminate flooring. Radiator. Picture rail. Under stairs storage cupboard. Built in shelving unit. 1/2 glazed door to kitchen. 1/2 glazed door leading into:



Dining Room 11'8" x 7'5"
A versatile room with window to rear. Laminate floor. Radiator



Kitchen 11'8" x 7'9"
A decent sized kitchen housing a selection of cream gloss wall & base units incorporating ample worktop space with stainless steel sink unit & mixer tap. Plumbing for washing machine. Integrated gas hob, electric oven & extractor canopy. Tied splash backs. Laminate floor. Window & 1/2 glazed door to leading out to ear garden. Wall mounted 'Ideal' gas combination boiler that fires domestic hot water and central heating.



First Floor Landing
Doors off leading to three bedrooms & shower room W.C. Two linen cupboards. Loft space

Bedroom One 12'3" x 8'9"
A large double bedroom with fitted wardrobes. Window to rear. Radiator



Bedroom Two 11'3" (min) x 8'5"



Bedroom Three 9'5" x 6'6"
Single sized bedroom. Window to rear. Radiator



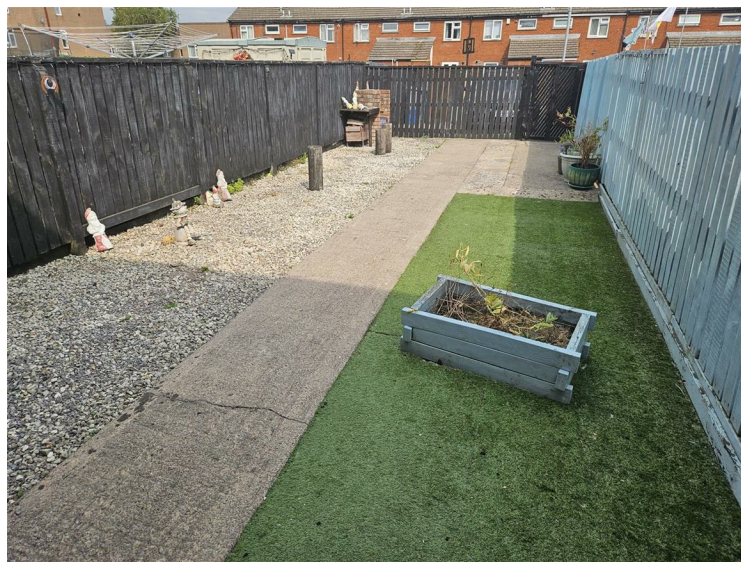
Shower Room W.C.
Featuring tiled walls. Adapted suite for disabled comprising low level W.C. Pedestal wash hand basin, Wet area with seat and electric shower over. Chrome heated towel rail. Window. Mirror cabinet.



Front Garden
Accessed via a timber gate into this decent sized garden with mature shrubs and fruit trees. Timber decking.



Rear Garden
A large garden with easy maintenance in mind. Stone based area & artificial lawn. Concrete based area. Timber fencing and gate leading to off road parking area with double gates.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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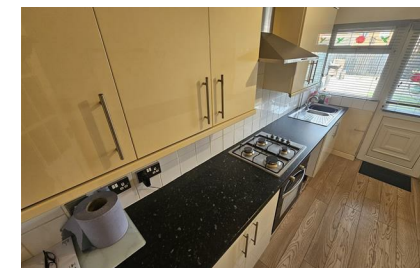
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41 Oakley Place, Grangetown, Cardiff, CF11 7EU



Situated At Popular Grangetown Can Be Found This Generous Sized Mid Link House Making An Ideal Family Home. Accommodation Briefly Comprises Entrance Hall, Cloakroom W.C. Spacious Lounge, Dining Room, Fitted Kitchen, Three Bedrooms & Tiled Shower Room W.C. Gas Central Heating With Combination Boiler, Upvc Windows & Doors. Good Sized Gardens To Front & Rear. Off Road Parking. Council Tax Band 'C' Some Decoration Required Hence Sensible Asking Price

£219,950 Freehold

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.

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