

**30 Parker Place  
Cardiff  
CF5 4NS**

**Entrance Hall**

Entered via Upvc door. Radiator. Stairwell. Door leading into:

**Lounge 14'9" (into bay) x 12'**

A good sized living room with Bay window to front. Radiator. Laminate floor. Door leading into



**Kitchen 15'9" x 6'**

A recently upgraded kitchen featuring a selection of Grey gloss base units incorporating worktop space with stainless steel sink unit & mixer tap, plumbing for washing machine and integrated gas hob, electric oven & extractor canopy. Tiled splash backs. Laminated floor. Radiator. Two windows to rear. 1/2 Glazed Upvc door leading out to rear garden. Understairs storage area.



**Furst Floor Landing**

Doors off leading to two bedrooms & shower room W.C.

**Bedroom One 14' 6" x 9'6"**

Double bedroom with window to front. Radiator.



**Bedroom Two 10' x 9'**

Good sized bedroom. Window to rear. Radiator. Linen cupboard sites a wall mounted gas combination boiler that fires domestic hot water and heating system.

**Bathroom W.C.**

Pvc panelled walls. Modern white suite comprising low level W/C. Pedestal wash hand basin. Panelled bath incorporating electric shower over. Radiator. Window



**Front Garden**

Concrete based area offering off road parking for two vehicles

**Rear Garden**

Concrete based area with steps leading up to lawn (Requires cultivating)

**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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		72
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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\*\*\*\*\*GUIDE PRICE £130,000 TO £140,000\*\*\*\*\* Of Interest To Landlords is This Traditional Built Bay Fronted Mid Terrace House Situated Just Off Grand Avenue. Accommodation Briefly Comprises Of Entrance Hall, Lounge, Fitted Kitchen With Oven & Hob, Two Bedrooms & Modern Bathroom W.C. & Shower. Upvc Windows & Doors. Gas Central Heating With Combination Boiler. Off Road Parking For Two Cars. Rear Garden. Tenant In Situation Paying £725.00 Per Calendar Month (Potential For Rent Rise) Priced To Sell.