

**20 Brook Road, Fairwater**  
**Cardiff**  
**CF5 3AW**

**Porch**

Entered via a pair of timber glazed storm doors. 1/2 Glazed timber door leads into:

**Entrance Hall**

A light and inviting reception hall featuring a balustrade stairwell. Laminate floor. Radiator. Doors leading to lounge & kitchen



**Lounge 11'6" (min) x 10'9"**

A generous sized living room with bay window to front. Coved ceiling. Laminated floor running through to dining room via a feature archway opening.



**Dining Room 12' x 10'6£**

A good sized room with window to rear. Radiator.



**Kitchen 8' x 6'**

Housing a selection of cream gloss wall and base units incorporating worktop space with sink unit & mixer tap. Plumbing for washing machine. Electric cooker point. Part tiled walls. Window. 1/2 Glazed door to rear garden



**First Floor Landing**

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

**Bedroom 1 11'3" x 11'**

A spacious double bedroom with window to front. Radiator. Tiled fireplace



**Bedroom 2 12' x 10'6"**

Large double bedroom with window to rear. Radiator. Period style decorative fireplace. Recess timber closet sites a wall mounted gas combination boiler that fires domestic hot water and central heating



**Bedroom 3 8'3" x 6'**

Single sized bedroom. Window to front. radiator.



**Shower Room W.C.**

Partially tiled with suite comprising low level W.C. Wash hand basin. Tiled & glazed cubicle incorporating an electric shower. Window. Radiator



**Forecourt**

Patio slabbed area enclosed by brick built work.

**Rear Garden**

A larger than average garden with large patio paved area, lawn, timber shed & outhouse. Garden is enclosed by timber fencing and block built wall. Pedestrian door to side.



**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**

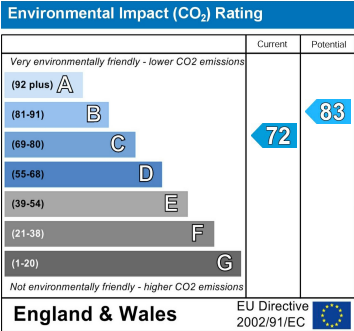
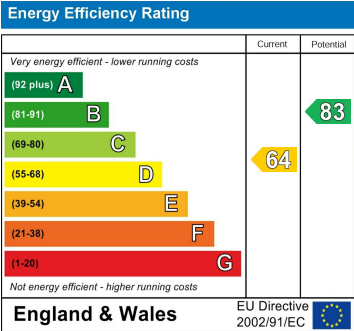
The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

**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.



property sales   lettings   property management

498 Cowbridge Road East,  
Victoria Park,  
Cardiff  
CF5 1BL

Tel: 029 2055 3056  
Fax: 029 2056 5761



20 Brook Road, Fairwater, Cardiff, CF5 3AW



At Popular Fairwater Being Handily Located For A Variety Of Amenities To Include Schools, Shops, Parks, Public Transport & Railway Station Can Be Found This Well Presented Traditional Built Bay Fronted End Of Terrace House Boasting A Large Level Rear Garden. Accommodation Briefly Comprises Of Porch, Entrance Hall, Lounge Through To Dining Room, Kitchen, Three Bedrooms & Shower Room W.C. Upvc Windows. Gas Central Heating With Combination Boiler. Front Forecourt. Well Worth Viewing At This Sensible Asking Price.

sales@hoskinsmorgan.co.uk

www.hoskinsmorgan.co.uk

£229,950 Freehold