

**11 Sentinel Court, Fairwater**  
**Cardiff**  
**CF5 3BF**

**Hallway**

Entered via double paneled security door, laminate floor, stairs to first floor, door to:-

**Lounge 18'x 12'9"**

A lovely spacious Lounge with bay window to front, coved ceiling, t.v. aerial point, under stairs storage cupboard, laminate flooring, door to:-



**Kitchen/Diner 15'4" x 11'5"**

Excellent sized kitchen/diner with kitchen comprising white high gloss fitted units with integrated fridge/freezer, dishwasher, gas hob, double electric "Smeg" oven, complimentary tiled splash back, space for washing machine, upvc d.g. French doors opening out to rear garden, plenty of space for large dining table and chairs, inset spotlighting to ceiling, laminate flooring, door to:-



**Lobby**

Lobby area with ceramic tiled floor with door leading off to:-

**Cloaks**

Low level w.c., pedestal wash hand basin, tiled splash back, ceramic tiled floor, window to rear.



**Sitting Room 16'8" x 8'10"**

Previously used as a garage but professionally converted to second reception room with upvc French doors to front and further upvc d.g. door to rear, laminate flooring, wall mounted gas central heating boiler (recently replaced) radiator and wall mounted electric fire.



**First Floor Landing**

Airing cupboard, stairs to 2nd floor then doors leading off to:-

**Bedroom 2 16'8" x 8'10"**

Double bedroom, built in wardrobes to both alcoves, upvc. d.g. French doors opening to Juliette style balcony, door leading to:-



**En-suite**

En-suite shower room with white comprising: Fully tiled shower cubicle with glazed doors and mains fed shower, level w.c., pedestal wash hand basin, ceramic tiled floor, window to rear.



**Bedroom 3**

Double bedroom, fitted wardrobes, window to rear.



**Bedroom 4 12'2" x 8'10"**

Double bedroom, fitted wardrobes, window to rear.



**Family Bathroom**

White suite comprising paneled bath with mains fed shower over and glazed shower panel, low level w.c., pedestal wash hand basin, complimentary tiled walls to bath, sink and w.c., areas, ceramic tiled floor, window to front



**Second Floor**

Small landing area with door to:-

**Master Bedroom**

An exceptionally large double bedroom with a range of fitted wardrobes and storage units, windows to front and rear, door leading to;



En-Suite

En-suite shower room comprising fully tiled shower cubicle with glazed doors and mains fed shower, low level w.c., pedestal wash hand basin, tiled floor, complimentary tiles to bath and sink areas.



Outside Front

Laid to "Cotswold" style stone, large driveway with giving plenty of "Off" road parking, gate to side giving access to rear garden,

Outside Rear

A good sized rear garden with large decked patio, two "Pergolas" giving enclosed sitting areas, one of which houses "Hot Water Tub" which laid on "Astro" turf, outside water tap, enclosed by means of wood panel fencing.

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

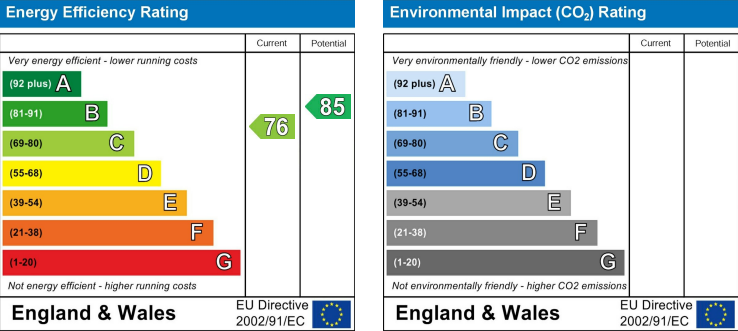
measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the 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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11 Sentinel Court, Fairwater, Cardiff, CF5 3BF



We Are Pleased To Offer For Sale This Large Four Bedroom Three Story Townhouse Set On The Largest Plot At This Popular Private Development Close To Cardiff University College and Hospital, Local Train Station and Bus Services Along With Shops and Easy Access To M4 Corridor. The Property Offers Spacious & Versatile Accommodation That Briefly Comprises Of Entrance Hall, Two Reception Rooms, Fitted Kitchen/Breakfast Room, Cloakroom W.C., En-Suites To Two Of The Bedrooms Plus Family Bathroom, Enclosed Rear Garden With Hot Tub, Driveway With Plenty Of "Off" Road Parking, Gas Central Heating, Viewing Highly Recommended!!

£340,000 Freehold