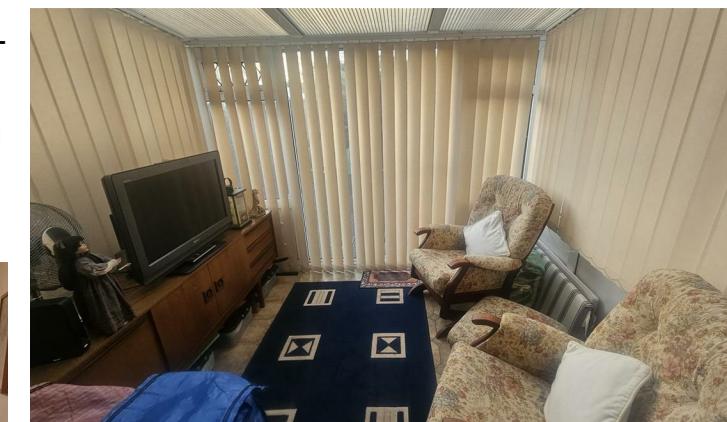


Entrance Porch

Entered via upvc d.g. front door then fully glazed door to:-

Lounge 15'8" x 11'11"

Window to front, open plan stairs raising to first floor with storage cupboard beneath, t.v. aerial point, radiator, door to:-



First Floor Landing

Loft access then doors leading off to:-

Bedroom One 11'9" x 9'0"

Double bedroom, a range of fitted wardrobes and dressing table across one wall, window to rear.



Bedroom Two 11'9" x 7'8"

Double bedroom, window to front.



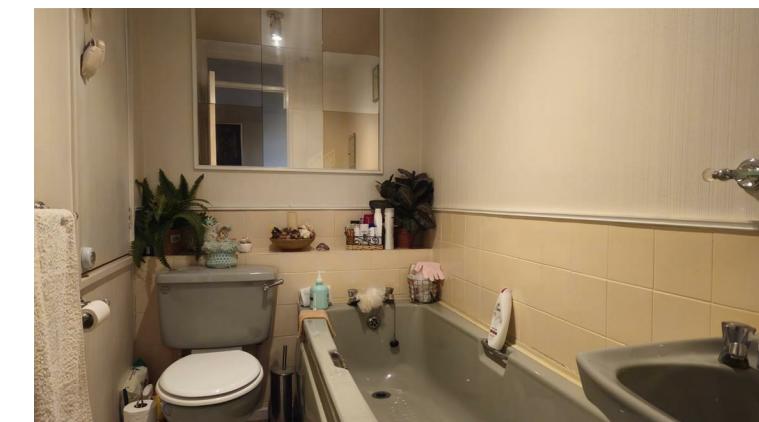
Kitchen/Diner 11'10" x 9'10"

A good sized kitchen diner comprising plenty of wall and base units including stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for cooker and fridge/freezer, plenty of room for dining chairs and tables, wall mounted gas central heating boiler, radiator, window and upvc d.g. door to:-



Conservatory 9'6" x 8'5"

Upvc d.g. Conservatory with heating, vinyl floor then doors leading out onto rear garden



Outside Front

Car hardstand

Rear Garden

Private and enclosed garden which is laid to decked patio with further garden area to rear of garden, some flower and shrub borders, 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.

| 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 | 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 | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



9 Nant Yr Ely, St Fagans, Cardiff, CF5 4TX



hoskinsmorgan Are Pleased To Offer For Sale This Very Nicely Presented Two Double Bedroom Modern Mid Link House On This Very Popular Private Development With Excellent Links To The M4 Corridor and Also Close To Local Shops, Schools and Transport Whilst Also Being Close To The Outer Town Shopping Development At Culverhouse Cross. The Property has been Well Maintained and Further Comprises;- Entrance Porch, Lounge, Kitchen/Diner, Bathroom, Conservatory, Gas Central Heating (Only To The Ground Floor But Would Be Easy To Install Radiators To First Floor) Upvc D.G. Windows and Doors, Enclosed Rear Garden, Council Tax Band 'C' Ideal First Time Buy!!!