

8 Regent Avenue, Cambrian Residential Park
Cardiff
CF5 5TJ

Entrance Hall

Accessed via the side elevation though a 1/2 glazed Upvc door. Double closet. Radiator. Doors leading off to kitchen two bedrooms & shower room W.C.

Kitchen Dining Room 13'5" x 8'1"

Boasting a good selection of quality cream wall and base units incorporating ample worktop space with stainless steel sink unit & mixer tap. Integrated gas hob, electric oven, fridge, freezer & washing machine. Tiled splashbacks. Down lights. Windows to sides. Through access to:



Lounge 13'5" x 11'1"

A light and well presented living room/ Decorative fireplace. Radiator. Windows to front & side.



Bedroom One 11'6" x 8'8"

A good sized double bedroom featuring fitted wardrobes and cabinets. Radiator. Window



Bedroom Two 8'3" x 7'10"

A decent sized second bedroom. Fitted wardrobes. Radiator. Window



Shower Room W.C.

Tiled walls. Suite comprising of low level W.C. Vanity unit with wash hand basin. Tiled & glazed cubicle incorporating a chrome mains fed mixer shower. Radiator. Window



Gardens

Decorative wrought iron gate. Flag Stone based slabs running along side and rear of property.



Parking Plot

Block based parking plot situated to the other side of the property GIVING OFF ROAD PARKING

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.

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.

TENURE

The vendors advise the property to be under a 'Written Statement' where the homeowner owns the property and the land owner the land.. Site fee of £195.61 per month.. 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.

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



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Situated To The Western Side Of The City Close To The Culverhouse Cross Retail Park Can Be Found This Very Well Presented Static Home In Lovely Order Throughout. Ideal Semi Retirement Accommodation By Way Of Entrance Hall, Open Plan Kitchen Dining Room With Integrated Appliances Through To A Spacious Lounge, Two Bedrooms With Fitted Wardrobes, Shower Room W.C. Upvc Windows, Doors & Facias. Gas Central Heating. Wrap Around Garden With Flag Stone Slabs. Off Road Parking. All Furniture Included. Must Be Viewed. Must Be Over 50.