

**58 Heol Poyston**  
**Cardiff**  
**CF5 5LY**

**Entrance Porch**

Entered via fully glazed upvc door with fully glazed windows to side, ceramic tiled floor, further upvc door to:-

**Hallway**

Stairs to first floor, window to side, laminate flooring, doors leading off to:-



**Utility Room**

Plumbed for washing machine and tumble dryer, worktop space and storage cupboard, ceramic tiled floor, upvc d.g. to front, door to:-



**Cloaks**

Formerly a shower room which still has all the plumbing and drainage still in situ, low level w.c., wall mounted wash hand basin, ceramic tiled floor, wall mounted heater, complimentary tiled walls, window to rear.

**First Floor Landing**

Window to side, loft access, airing cupboard, doors leading off to:-

**Bedroom One 11'8" x 11'1"**

Double bedroom, coved ceiling, double door built in storage cupboard, window to front.



**Bedroom Two 14'5" x 8'6"**

Double bedroom, window to rear, coved ceiling, double door built in storage.



**Bedroom Three 9'5" x 8'1"**

Good sized 3rd bedroom, built in storage cupboard, wall mounted gas central heating boiler, window to front.



**Outside Front**

Good size enclosed front garden with car hardstand then laid to lawn with shrub borders, brick boundary wall.

**Rear Garden**

Large sunny enclosed rear garden with mature Conifer trees to rear giving privacy to the garden, patio area then laid to lawn, enclosed by means of brick boundary wall and wood panel fencing.



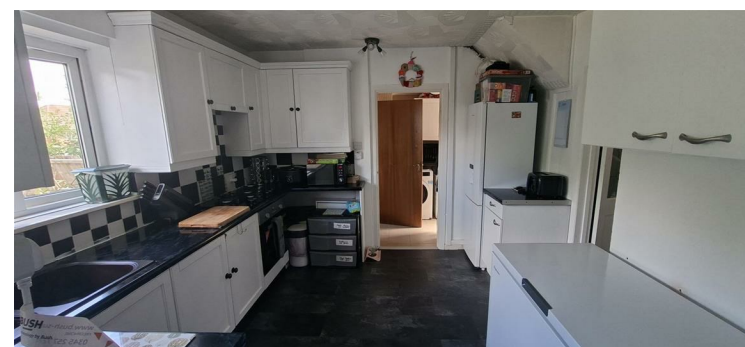
**Lounge 11'10" x 14'9"**

Window to front, t.v. aerial point, coved ceiling, laminate flooring.



**Kitchen 11'1" x 10'7"**

Fitted kitchen comprising plenty of wall and base units including integrated gas hob and electric oven, one and half bowl sink and drainer, window to rear, laminate flooring, door to utility room with further door to:-



**Dining Room 10'0" x 8'1"**

Upvc d.g. patio doors to rear garden, laminate flooring.



**Bathroom**

White suite comprising "P" shaped bath with mixer tap shower attachment, glazed shower door, low level w.c., pedestal wash hand basin, complimentary tiled walls, ceramic tiled floor, window 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.

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



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**58 Heol Poyston, Cardiff, CF5 5LY**



Hoskinsmorgan Are Pleased To Bring To The Market This Three Bedroom Semi Detached House Situated On This Very Popular Road Close To Local Shops and Both Welsh and English Medium Schools. The Property Further Comprises:- Entrance Porch, Hallway, Lounge, Fitted Kitchen, Dining Room, Utility Room, Downstairs Cloaks (Formerly Shower Room), Modern Bathroom, Large Rear Garden, Upvc, d,g, Windows and Doors, Gas C/h., Car Hardstand, Early Viewing Recommended!!!

**£225,000 Freehold**