105 Amethyst Road, Fairwater
Cardiff
CF5 3NT

Entrance Hall
Entered via a 1/2 glazed Upvc door. Stairwell. Radiator. Tiled floor running through to kitchen. Door way leading into:

Lounge 14'5" x 10'10"
A generous sized living room. Window to front. Radiator. Laminate flooring



Kitchen Dining Room 16'11" x 10'10"
Cream wall and base units incorporating ample worktop space, sink unit & mixer tap, plumbing for washing machine. Integrated oven & hob. Extractor hood. Window to rear. Upvc 'French' style doors lead out to rear garden. Door leading to W.C.



First Floor Landing
Doors leading off to three bedrooms & bathroom W.C. Loft space

Bedroom One 11'7" x 10'11"
Good sized double bedroom with window to front. Radiator



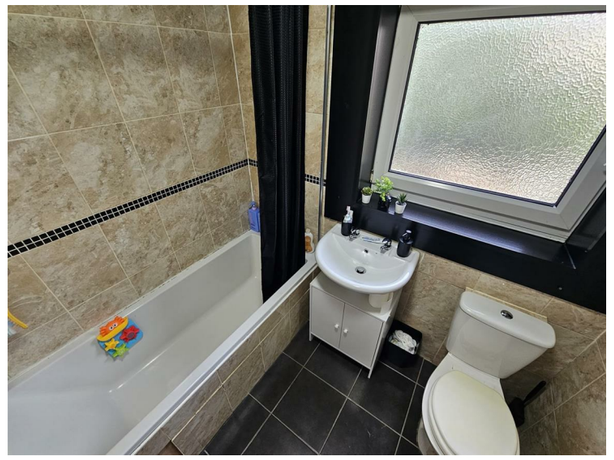
Bedroom Two 14'2" x 10'1"
Large double bedroom with window to rear. Radiator. Closet



Bedroom Three 9'4" x 5'8"
Single sized bedroom. Window to front. Closet.



Bathroom W.C.
Partially tiled. Suite comprising low level W.C. Wash hand basin. Panelled bath incorporating Chrome mixer shower. Chrome heated towel rail. Window



Front Garden
Mainly laid to lawn

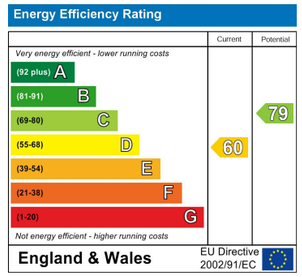
Rear Garden
Paved area leading to lawn. Block wall and fencing

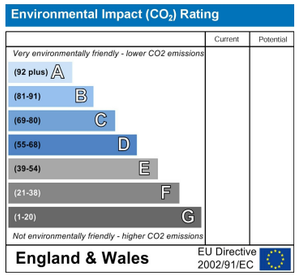
FIXTURES AND FITTINGS
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for 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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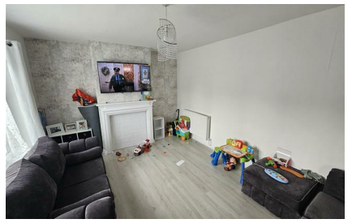
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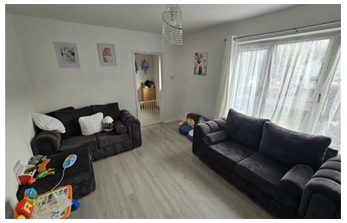
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CF5 1BL

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105 Amethyst Road, Fairwater, Cardiff, CF5 3NT







Of Interest To Landlord Investors. A Three Bedroom Ex Local Authority Semi Detached House Situated At This Popular Location. Accommodation Further Comprises Of Entrance Hall, Lounge, Fitted Kitchen Dining Room, W.C. Family Bathroom W.C. Gas Central Heating. Upvc Windows & Doors. Gardens To Front & Rear. Property Can Be Sold With A Tenant In Situation. Some Repairs Works Required Hence Price. Council Tax Ban 'D' Energy Rating 'D' (Please note That The Side Garden Plot Is Not Part Of The Sale of this property) WE ADVISE THAT AN OFFER HAS BEEN MADFE FOR THIS PROPERTY IN THE SUM OF (£185,000). ANY PERSONS WISHING TO INCREASE ON THIS OFFER SHOULD NOTIFY (HOSKINS MORGAN) OF THEIR BEST OFFER PRIOR TO EXCHANGE OF CONTRACTS. PLEASE NOTE THAT, NEW OFFERS CAN BE SUBMITTED AND ACCEPTED UP UNTIL EXCHANGE OF CONTRACTS HAS TAKEN PLACE.

£210,000 Freehold

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