

**Communal Hallway**

Entered via telephone entry system which opens front door into communal hallway with stairs raising to the apartment.

**Hallway**

Entered via hardwood door, wall mounted telephone entry system split level stairs case leading to:-

**Kitchen/Lounge 14'8" x 12'4"**

Open plan kitchen/lounge with fitted kitchen comprising plenty of wall and base units including stainless steel sink and drainer with mixer tap, integrated electric oven and hob with extractor hood, integrated Fridge/freezer and washing machine, complimentary tiled splash back, three windows to front aspect, feature original cast iron fireplace, coved ceiling with inset spot lighting, tiled floor to kitchen area.

**Bedroom One 11'3" x 9'11"**

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

**Second Floor Landing**

Timber balustrade stairwell raising to second floor then door to:-

**Bedroom Two 16' x 8'7" x 11'9" into recess**

Double bedroom with Velux skylights to front and rear, large built in storage cupboard.

**Bathroom**

White suite comprising panel bath with mains fed shower over and glazed shower panel, low level e.c, pedestal wash hand basin, complimentary tiled walls, extractor fan, tiled cushion floor, Velux skylight.

**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**

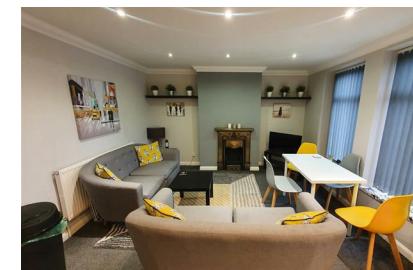
Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	



## 355 Cowbridge Road East, Cardiff, CF5 1JF



Luxury Duplex Apartment Situated In The Heart Of Canton. The Apartment is spread out over two floors and Comprises:- Two Double Bedrooms, Bathroom, Open Plan Lounge/Fitted Kitchen With Integrated Appliances To Include Washing Machine, Oven Hob and Hood and Fridge/Freezer. The Property Further Benefits From Gas C/H., and Upvc Double Glazed Windows. Early Viewing A Must!!!