

170 Ninian Park Road, Riverside

Cardiff

CF11 6JE

Porch

Entered via a 1/2 glazed Upvc door into porch with tiled wall. Direct access into:

Entrance Hall

doors off leading to lounge, sitting room & dining room. Radiator. Balustrade stairwell to first floor landing

Lounge 13'9" (into bay) x 12'3"

Generous sized living room with bay window to front. Radiator. Tiled fireplace. Coved ceiling

Sitting Room 11' x 8'9"

Decent sized room. Original recess dresser. Radiator. Glazed door leading to:

Wet Room

In need of updating. Tiled to both floor and walls. Pedestal wash hand basin. Low level W.C. Electric shower (not tested). Radiator.

Dining Room 12'6" x 10'

A good sized room with window to side. Radiator. Tiled fireplace. Door to:

Kitchen 13'3" x 9'3"

In need of total update. Presently has a selection of base units with sink unit, plumbing for washing machine. Gas cooker point. Window to rear. 1/2 Glazed door leading out to rear yard.

First Floor Landing

Split level with doors leading off to three bedrooms, passage way to bathroom. Loft space.

Bedroom 1 16' x 11'6"

An excellent sized double bedroom. Two windows to front. Radiator

Bedroom 2 11' x 10'

Double bedroom with window to rear. Radiator

Bedroom 3 12'9" x 7'

Good sized third bedroom. Window to side. Radiator.

Bathroom W.C.

Suite comprising of a low level W.C. Pedestal wash hand basin. Paneled bath. Window. Radiator. Wall mounted gas combination boiler fires domestic hot water and central heating.

Forecourt

Brick based with Dwarf wall and wrought iron work

Rear Yard

Based in concrete. Enclosed by 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:

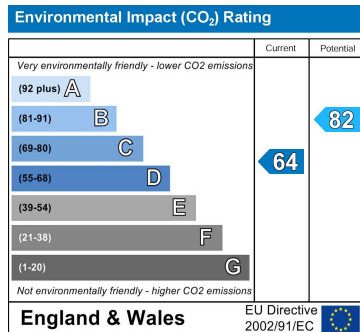
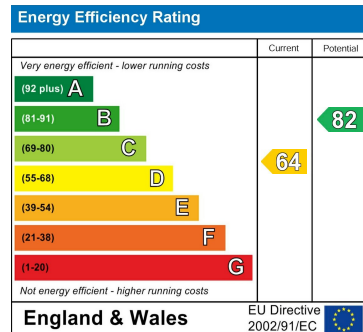
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT 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.





170 Ninian Park Road, Riverside, Cardiff, CF11 6JE

Of Interest To Builders Can Be Found This Large Traditional Built Bay Fronted Mid Terrace House Handily Located For The City Center, Shopping Facilities Of Canton & The Retail Shops At Cardiff City Stadium. The Property Is To Be Found In Poor Condition Throughout And Will Require Update & Repair. Accommodation Briefly Comprises Of Entrance Porch Into Hall, Lounge, Sitting Room, Wet Room, Dining Room, Kitchen, Three Double Bedrooms & Bathroom W.C. Front Forecourt. Rear Yard. Upvc Windows. Gas Central Heating With Combination Boiler. CASH OFFERS ONLY. Open House Viewing Friday 26th February 12.00 - 15.00. Please Call 02920 553056 For Further Information.

£220,000 Freehold