

**61 Oxwich Close, Norbury Gardens, Fairwater
Cardiff
CF5 3BE**

Lounge 15' x 9'

Entered via a 1/2 Glazed Upvc door into this well presented living room with window to front. Electric heater. Closet. Door to inner hall. Door leading into:



Kitchen 11'6" x 6"

A well proportioned sized kitchen boasting a fitment of quality base units incorporating worktop space with sink bowl & mixer tap. Integrated electric oven & hob. Plumbing for washing machine. Tiled floor. Tiled splash backs. Window to front,

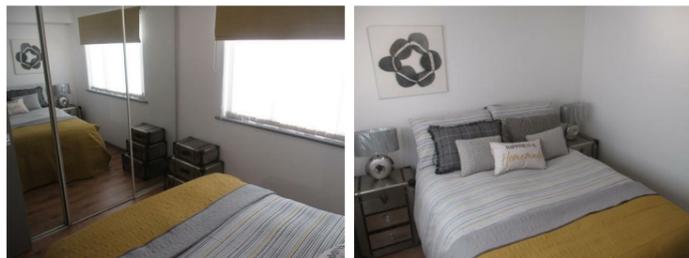


Inner Hall

Doors off to bedroom, bathroom & airing cupboard.

Bedroom 9' x 8'9"

Double bedroom featuring fitted floor to ceiling mirror wardrobes. Window to rear.



Bathroom W.C.

Tiled to walls and floor. Suite comprising low level W.C. Pedestal wash hand basin. enelled bath with electric shower over. Extractor fan



Garden

Private front garden mainly laid to lawn. Storage unit.

Parking

Allcated parking plot

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:

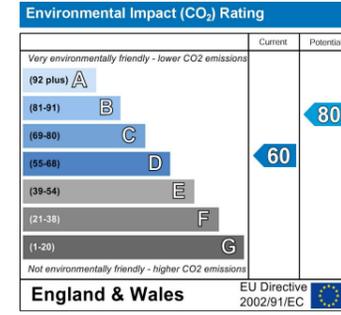
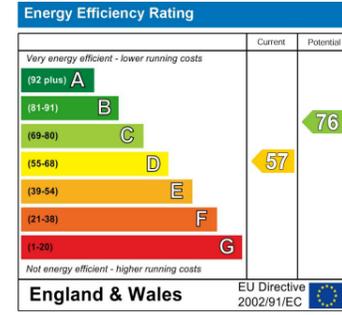
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT 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 LEASEHOLD: 90 Years remaining. Ground Rent £20.00 pcm. 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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CF5 0PF**



First Time Buyers Look!!! A Superbly Presented Purpose Built Ground Floor Self Contained Apartment Boasting Its Own Private Entrance & Front Garden. Accommodation Briefly Comprising Of 15' Lounge, Quality Fitted Kitchen With Integrated Oven & Hob, Double Bedroom Featuring Mirror Wardrobes & Tiled Bathroom W.C. With Shower. Electric Heating. Upvc Windows & Door. Viewing Highly Recommended. Quick Sale Offered.