

45 Pomeroy Street, Docks
Cardiff
CF10 5GS

Porch

Entered via a glazed Upvc door. Laminate floor. Upvc glazed door leads into:

Entrance Hall

Coved ceiling. Dado rail. Laminate floor running through to dining room via door way.

Dining Room 13' 3" (max) x 11' 3"

Generous sized room with doors off to kitchen and stairwell. Radiator. Coved ceiling. Window to rear. Through access into:

Lounge 10' (min) x 11'3,

With bay window to front and featuring a period fireplace making an ideal focal point. Coved ceiling. Radiator



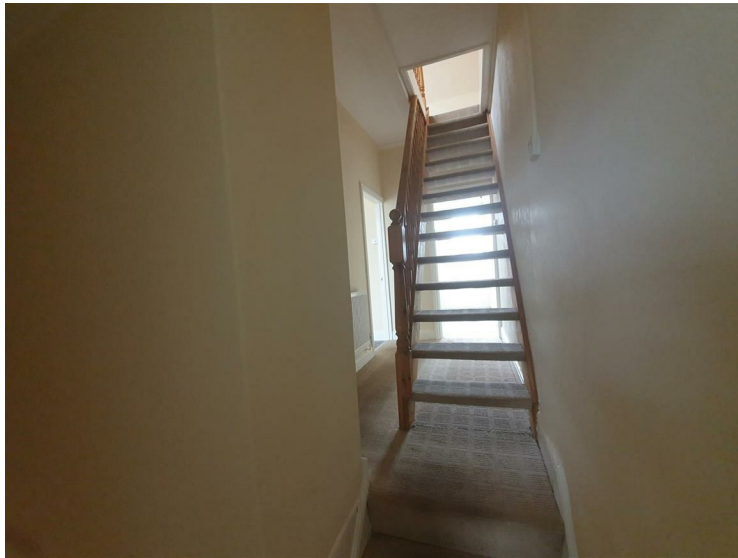
Kitchen 12'3" x 11'9"

Light and bright area with a selection of white coloured wall and base units incorporating worktop space, sink unit, plumbing for a washing machine. Integrated gas hob, electric oven & extractor hood. Tiled splash backs. Tiled floor. Radiator. Window to side. Upvc 'French, style glazed doors lead out to rear garden. Under stairs storage cupboard.



First Floor Landing

Split level with doors off leading to two bedrooms & bathroom w.c. Radiator. Stairwell rising to loft.



Bedroom 1 13' 3" x 10'

A large double bedroom with two windows to front. Coved ceiling. Period fireplace. Radiator



Bedroom 2 11' 3" x 8'

With window to rear. Radiator. Period style fireplace.



Bathroom W.C. 11' x 8' 9"

A larger than average bathroom with suite comprising of low level w.c. Bidet. Panelled bath with shower attachment. Tiled & glazed cubicle incorporating an electric shower. Part tiled walls. Window. Radiator. Lined cupboard sites a recently installed gas combination boiler that fires domestic hot water and central heating.



Loft

Ideal storage space. 2 x Velux type window to roofs. Radiator.

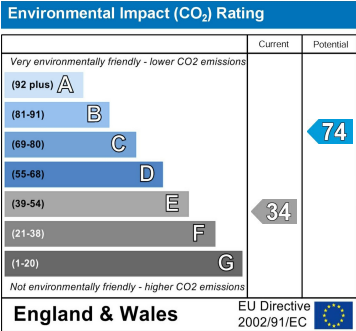
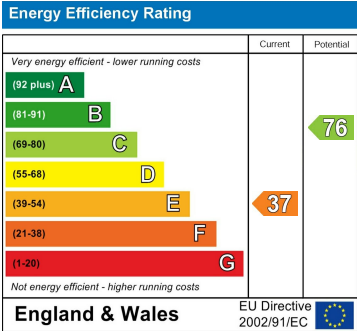


Front Forecourt

Tiled base. Brick built wall with wrought iron work.

Rear Garden

A decent sized garden based in slabs and enclosed by stone built wall



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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.

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.

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.



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Within A Very Short Walk Of Cardiff Bay And It's Excellent Facilities Can Be Found This Generous Sized Traditional Built Bay Fronted Mid Terrace House Offered For Sale. Accommodation Briefly Comprising Of Porch, Entrance Hall, Lounge Through To Dining Room, Large Fitted Kitchen With Oven & Hob, Two Bedrooms, 11' Bathroom W.C. & Shower. Loft Space. Front Forecourt. Rear Garden. Gas Central Heating. Upvc Windows & Doors. Well Worth Viewing. Quick Sale Can Be Offered.