

1 The Mews Glamorgan Street, Canton
Cardiff
CF5 1RT

Entrance Porch

Entered via upvc double galzed entrance porch with ceramic tiled floor then further half glazed door to:-

Lounge 15'11" x 12'4"

A lovely bright and spacious lounge with bay window to front aspect, laminate flooring, stairs to first floor, t.v. aerial point, door to:-



Kitchen 12'4" x 8'2"

A brand new fitted kitchen comprising plenty of wall and base units including stainless steel sink and drainer with mixer tap, integrated electric oven and hob with stainless steel extractor hood over, plumbed for washing machine, complimentary tiled splash back, laminate flooring, window to rear, upvc d.g. door to:-



Lobby/Outhouse

Wall mounted storage cupboard, ceramic tiled floor, door to rear garden.

First Floor Landing

Loft access then doors leading off to:-

Bedroom One 13'1" x 9'5" x 12'4" (into recess)

Double bedroom, newly laid carpet, window to front.



Bedroom Two 11'2" (max)

Double bedroom, built in airing cupboard, newly laid carpet, window to rear



Shower Room

White suite comprising double shower cubicle with glazed doors and electric shower, low level w.c, pedestal wash hand basin, complimentary tiled walls to bath sink and toilet areas, wall mounted electric heater, window to rear.



Outside Front

Allocated parking Space, gate to side access to rear garden. Front garden laid to block paving stone.

Rear

A good sized enclosed rear garden with large detached wood shed, the garden is enclosed by means of brick boundary wall and wood panel fencing, laid to paving stone, gate to side.

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. 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(92 plus) A		89
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	38		(39-54) E	46	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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""""""GUIDE PRICE £205,000 - £210,000"""""" Hoskinsmorgan Are Pleased To Offer For Sale This Lovely Two Bedroom Semi Detached House Set On This Private Mews Development Which Is Most Conveniently Placed For Both Canton and Victoria Park Along With The Ever Popular Chapter Arts Centre. The Property Offers Spacious Accommodation and Has Recently Had A Brand New Fitted Kitchen Installed Along With New Carpets and Newly Redecorated Throughout. Accommodation Further Comprises:- Entrance Porch, Lovely Bright Lounge, Fitted Kitchen, Two Good Sized Bedrooms, Shower Room, Upvc Windows and Doors, Enclosed Rear Garden, Parking Space. Ideal First Time Buy or Investment Property. VIEWING A MUST!!