

3 Cwrt Bessemer Bessemer Road
Cardiff
CF11 8EJ

Entrance Hall

Enter via a composite glazed door. Stairwell. Radiator. Laminate floor running through to Lounge via doorway.

Lounge 15' x 11-

A good sized room with window to front. Radiator. Quality timber flooring running through to kitchen via door way.



Kitchen 11'9" x 8'9"

Brand new fitted boasting a large selection of quality 'Grey' gloss wall & base units incorporating ample worktop space with stainless steel sink unit & mixer tap, integrated electric oven & hob, extractor canopy, fried & freezer. Tiled splash backs. Radiator. Upvc 'French' Style doors leading out to rear garden. Door leading to large under stairs cupboard. Door leading to:



Cloakroom W.C.

Low level W.C. Pedestal wash hand basin. Window. Laminate floor.

First Floor Landing

Window to side. Linen cupboard. Radiator. Doors leading to two bedrooms & bathroom W.C. Stairwell rising to second floor.

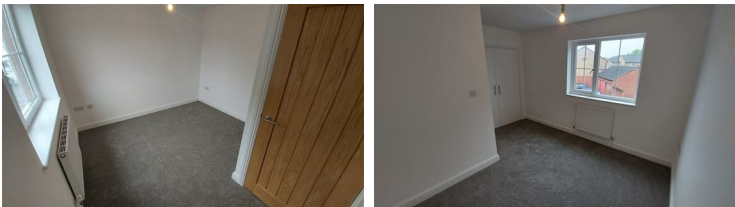
Bedroom 1 14' x 9'9"

Generous sized double bedroom with two windows to rear. Radiator



Bedroom 2 11'9" (max) x 10'3"

An 'L' shaped double bedroom featuring double wardrobes. Window to front. Radiator.



Bathroom W.C.

Refurbished with tiled walls and 'White' suite comprising of low level W.C. Vanity unit with wash hand basin & Panelled bath incorporating a shower attachment. Cushion floor. Radiator.



Second Floor Landing

Doors off leading to two bedrooms

Bedroom 3 12'9" x 10'9"

Double bedroom with 'Dormer' window to front. Radiator. Laminate floor. Door leading into:



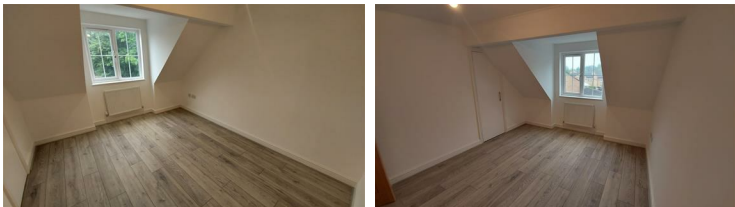
En Suite Shower Room W.C.

Partially tiled walls. Suite comprising of Low level W.C. Wash hand basin. Tiled & glazed cubicle incorporating mains fed mixer shower. Radiator.



Bedroom 4 12'9" x 10'9"

Fourth Double bedroom with 'Dormer' window to front. Laminate floor. Radiator



Front Forecourt

Brick based area enclosed by brick built wall. Allocated parking for two cars accessed via gates

Rear Garden

Flag stone based area leading to a large timber decked area enclosed by timber 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.

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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(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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REDUCED1! MUST SELL! NO STAMP DUTY!! At This Small Gated Development Off Bessemer Road Tailing Onto City Gardens Can Be Found This Recently Refurbished Three Storey End Of Link Four Bedroomed Town House Finished To A Very Nice Standard Indeed! The Property Was Built Around 12 Years Ago And Offers Generous Sized Family Accommodation By Way Of Entrance Hall, 15' Lounge, Brand New Quality Fitted Kitchen Incorporating Oven, Hob, Fridge Freezer, Cloakroom W.C. To The First Floor Can Be Found Two Double Bedrooms & Family Bathroom W.C. To The Second Floor Can Be Found Two Further Bedrooms (One With En Suite Shower W.C.) Gas Central Heating. Upvc Windows & Doors. Security Alarm. Decorated And Flooring Throughout. Front Forecourt & Rear Garden. Allocated Parking For Two Cars. Quick Sale Offered. Please Call 02920 553056 To Book Your Viewing Appointment

£249,950 Freehold