

15 Blaise Place City Gardens  
Cardiff  
CF11 6JR

Hallway

Entered via upvc d.g. front door into very spacious hallway with plenty of hanging space for coats etc., stairs raising to first floor and door leading to:-



Bathroom

White suite comprising low level w.c., pedestal wash hand basin, paneled bath with mains fed mixer shower tap, partially tiled walls, window to rear. Extractor fan.



First Floor

Lounge/Diner 11'6" (min) x 13'0"

Good size Lounge/Diner with windows to front and rear aspect, laminate floor, built in storage cupboard. t.v. aerial point, coved ceiling, door to bedroom and opening to:-



Kitchen 8'0" x 6'6"

Fitted kitchen comprising plenty of wall and base units including integrated gas hob and electric oven with extractor fan over, plumbed for washing machine, stainless steel sink and drainer with mixer tap, space for fridge freezer, complimentary tiled splash back, cushion flooring, ceiling spotlighting, window to rear.



Bedroom 9'7" x 8'9"

Double bedroom, laminate floor, built in storage cupboard, window to side.



Outside

Their is a very good sized garden to the side of the property which is enclosed by means of wood panel fencing and is accessed via side gate, there is also allocated parking to the rear.

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

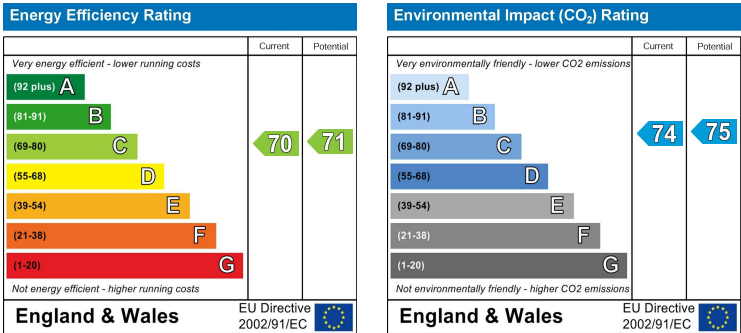
otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

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.







## 15 Blaise Place City Gardens, Cardiff, CF11 6JR



GUIDE PRICE £135,000 - £145,000 Hoskinsmorgan Are Pleased To Offer To The Market For Sale This ONE Double Bedroom Mews Style House Situated On This Very Popular Private Development Which Is Perfectly Place For Cardiff Bay and The Out of Town Development In Leckwith Along With Cardiff City Stadium. The Property Further Comprises Entrance Hallway and Bathroom To The Ground Floor, Then A Good Sized Lounge/Diner, Fitted Kitchen and Bedroom To The First Floor. The Property Further Benefits From Gas Central Heating, Upvc D.g. Windows, Enclosed Garden and Allocated Parking All Of Which Make Early Viewing A Must!!!!