

74 Powderham Drive, Carlton Gardens
Cardiff
CF11 8ES

Entrtance Porch

Enter via panelled door. Radiator. Laminate floor running through to:

Lounge 14'9" x 13'

A generous sized living room featuring an open plan stairwell. Window to front. Radiator. Door leading into:



Kitchen Breakfast Room 13' x 8'6"

A well presented kitchen area housing a good selection of modern white gloss wall and base units incorporating ample worktop space with matching splash back, stainless steel sink unit & mixer tap, plumbing for both dish washer & washing machine, integrated Stainless steel gas hob, electric oven & extractor hood. Down lighting. Radiator. Tiled floor. Window & 1/2 Glazed Upvc door to rear garden

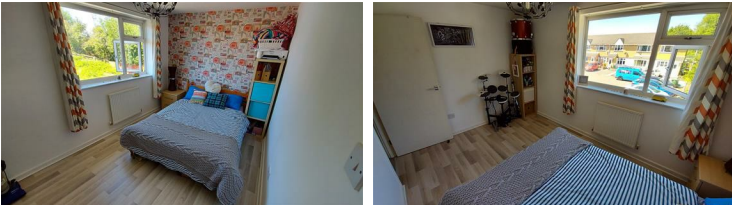


First Floor Landing

Doors off leading to Two bedrooms & bathroom W.C. Loft space.

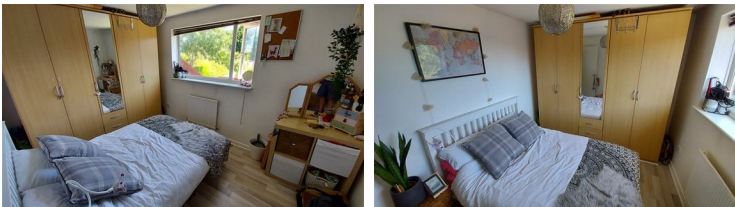
Bedroom 1 13' x 9"

A good sized double bedroom with window to rear. Radiator. Laminate floor.



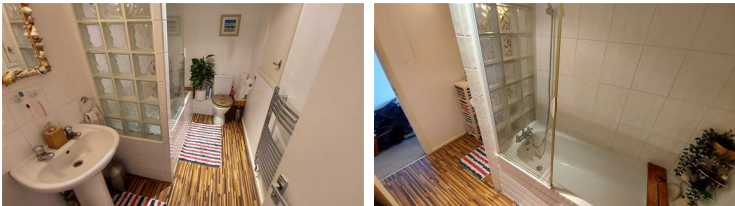
Bedroom 2 13' x 8'6"

Second double bedroom . Window to front. Radiator. Laminate floor



Bathroom W.C.

Part tiled. Suite comprising low level W.C. Pedestal wash hand basin. Panelled bath with shower attachment. Glazed screen. Glazed dividing decorative wall. Chrome heated towel rail.



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.

Gardens

Front garden being tarmac based offering off road parking. Mature shrubs. The rear garden has been designed with easy maintenance in mind with paved patio area leading to a small lawn that leads onto a timber decked terrace. 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

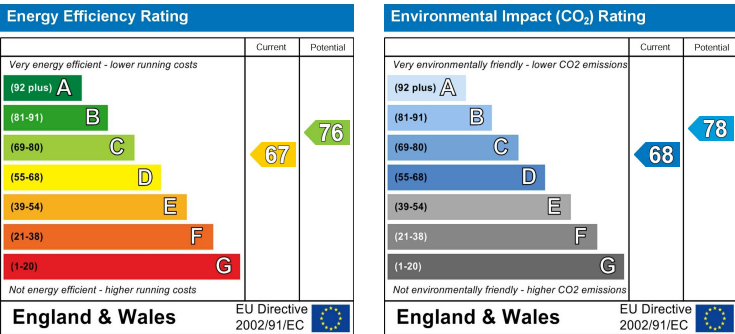
measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the 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.

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Situated At This Very Popular Private Development Towards The South Of Cardiff Can Be Found This Well Presented Mid Link House Offering Off Road Parking. Accommodations Briefly Comprising Of Entrance Porch, 14' Lounge, Fitted Kitchen Breakfast Room With Integrated Oven & Hob, Two Good Sized Double Bedrooms & Bathroom W.C. Upvc Windows & Doors.. Gas Central Heating. Rear Garden. Well Worth Viewing.