

#### Kitchen Dining Room 25'3" x 12'

Entered via 'Oak' door into this generous sized kitchen dining area with Upvc sliding sash window to front. Aluminium bi-folding doors to rear. Spot lights. A very good selection of quality and stylish wall and base units incorporating ample worktop space with integrated appliances to include 'AEG' fridge freezer, 'AEG' eye level double ovens, 'AEG' five ring gas hob & 'Bosch' Wi-Fi controlled extractor fan. Sink with stainless steel mixer taps. Tiled floor. Two 'Velux' windows to roof. Door leading to cloakroom W.C. Separate door leads into lounge. Stairs with glazed balustrade rise up to first floor landing.



#### Cloakroom W.C.

Low level W.C. Vanity unit with wash hand basin.

#### Lounge 16' x 14'9"

A large and attractive living room with plenty of natural light by way of sash window to front and windows to rear. 'Oak' floor in herringbone design. Open fire place with timber mantle. Two recess storage cupboards.



#### First Floor Landing

'Velux' roof light. Doors leading to three bedrooms & bathroom W.C. Storage cupboard

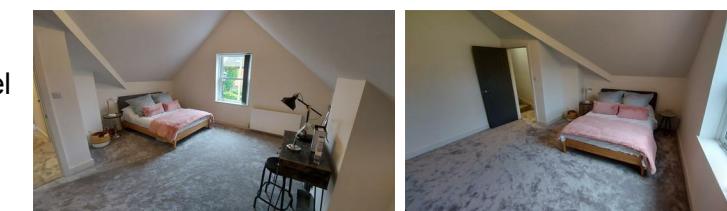
#### Bedroom 1 14'9" x 10'

A most generous sized bedroom with 'French' styled glazed doors and 'Juliette' balcony. Radiator.



#### Bedroom 2 16' x 14'6"

A very good sized bedroom featuring a vaulted ceiling.; Radiator. Sash window to front



#### Bedroom 3 10'3" x 8'9"

Decent sized third bedroom. Radiator. Window to front.

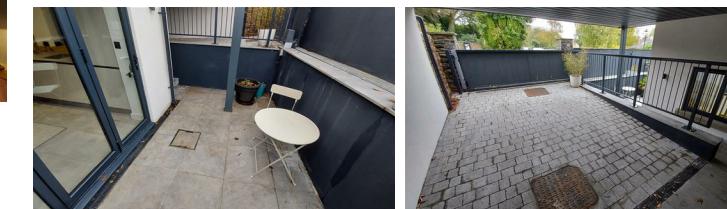
#### Bathroom W.C.

A stunning bathroom with high spec suite in White comprising of roll back bath tub, double walk in tiled & glazed cubicle incorporating a 'Drench' shower over, Wall hung Sink & W.C. Heated chrome towel rail. Granite window sills, Part tiled walls. Tiled floor. Window.



#### Rear Garden & Parking

Stone based cobble style hardstand offers off road parking from rear via an electric gate. Tiled based patio area with storage shed enclosed by stone based wall



#### 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

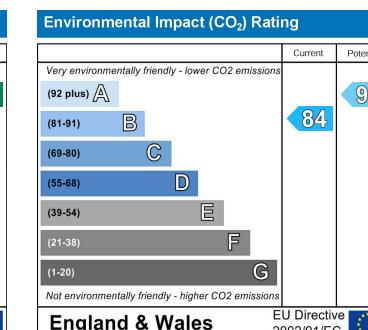
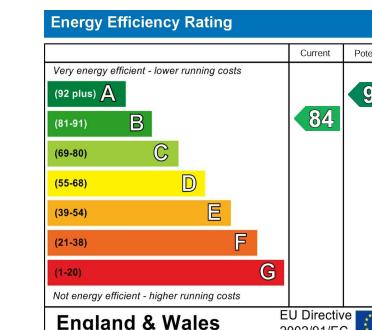
measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the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





## Ty Mathew Chapel Street, Llandaff, Cardiff, CF5 2EA



At The Popular And Sort After Llandaff City Situated Off The High Street With The Cathedral At Your Doorstep Can Be Found This Recently Constructed End Of Link House With Charming Character Offering Stylish And Generous Sized Accommodation With A High Standard Of Finish Throughout. Briefly Comprises Of A 25' Open Plan Fitted Kitchen Dining Room Featuring Integrated Appliances, Cloakroom W.C. 16' Lounge, Three Bedrooms & Bathroom W.C. & Shower. Gas Central Heating & Under Floor Heating To Ground Floor. Double Glazed Windows. Rear Garden & Off Road Parking Via Electric Gates. Really Must Be Viewed!