

2 Cwrt Bessemer Bessemer Road, Leckwith
Cardiff
CF11 8EJ

Entrance Hall

Entered via a panelled dor with glazed insert. Stairwell rising to first floor landing. Radiator. Laminate flooring runing through to lounge via doorway.

Lounge 15' x 11'

A generous sized living room with window to front. Radiator. Door leading into:



Kitchen 11'9" x 8'9"

Brand new fitted kitchen featuring a selection of quality Grey coloured gloss wall and base units incorporating timber worktop space with stainless steel sink unit & mixer tap, integrated electric induction hob & oven, stainless steel extractor hood, fridge & freezer. Tiled splash backs. Radiator. 'French' style glazed doors leading out to rear garden. Doors to under stairs storage cupboard and cloakroom W.C.



Cloakroom W.C.

Low level W.C. Vanity unit with wash hand basin. Radiator. Plumbing for washing machine. Radiator. Window.

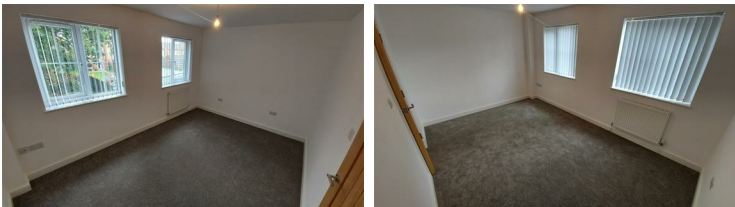


First Floor Landing

Doors off leading to two bedrooms, bathroom W.C. & linen cupboard. Radiator. Stairwell rising to second floor

Bedroom 1 14' x 9'9"

Excellent sizeddouble bedroom with two windows to rear. Radiator



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

Double bedroom with window to front. Double closet. Radiator



Bathroom W.C.

Partially tiled with new white coloured suite comprising of low level W.C. Vanity unit with wash hand basin. Panelled bath with shower attachment. Radiator



Second Floor Landing

Two doors leading to bedrooms. Loft space

Bedroom 3 12'9" x 10'9" (max)

Dormer double bedroom with window to rear. Radiator, Laminate floor. Door leads into:



En Suite Shower Room W.C.

Partially tiled with suiye comprising of low level W.C. Pedestal wash hand basin, Tiled & glazed cubicle incorporating mains fed mixer shower.



Bedroom 4 13' x 11'

Dormer double bedroom. Window to front. Radiator. Closet.



Gardens

Brick based forecourt enclosed by brick wall. Allocated parking. Rear garden comprising of Flag stones & timber decking 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		91	(92 plus) A		92
(81-91) B	81		(81-91) B	82	
(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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At This Small Development of Only Three Properties Is This Recently Refurbished Four Bedroom Mid Link Town House With Accommodation Over Three Floors. Entrance Hall, Lounge, Brand New Fitted Kitchen With Integrated Oven, Hob, Fridge & Freezer, Cloakroom W.C. Two Bedrooms & Bathroom W.C. To First Floor With Two Further Bedrooms & En Suite Shower Room W.C. To Top Floor. Rear Garden. Allocated Parking. Gas Central Heating. Upvc Windows & Doors. Must Be Viewed! No Stamp Duty