

**Flat 2, 13 Victoria Park Road East, Victoria Park
Cardiff
CF5 1EG**

Communal Hall & Stairs

Entered via a paneled & timber door into this inviting reception hall. Tiled floor. Stairwell rising to first floor landing. Timber door leads into:

Entrance Hall

Light and bright with doors leading off to lounge, two bedrooms and bathroom W.C. Two windows to side. Partially stripped floor.



Lounge 12' x 11'6"

A generous sized living room with window that open up given lovely views overlooking Victoria Park. Particular nice feature is a 'Brass' period style fireplace. Stripped timber floor. Coving to ceiling. Radiator. Door leading into:



Kitchen 12' x 6'

A well proportioned kitchen housing a selection of White gloss wall and base units incorporating worktop space with sink unit & mixer tap, plumbing for washing machine, gas hob, recently installed electric 'Steam Baked Oven' & extractor canopy together with new recently installed fridge & freezer, Window to front. Tiled floor. Radiator. Wall mounted gas combination boiler that serves central heating and domestic hot water with 'HIVE' control.



Bedroom 1 12'6" x 11'3"

A large and well presented bedroom with window to rear. Radiator. Coved ceiling. Glazed paneled door leads into:



En Suite Shower Room W.C.

Recently refurbished with a TWO YEAR GUARANTEE is this fully tiled room with quality suite comprising of white colored low level W.C. Wash hand basin. Tiled & glazed cubicle with mains fed 'Spa' shower over. Heated towel rail. Mirror.



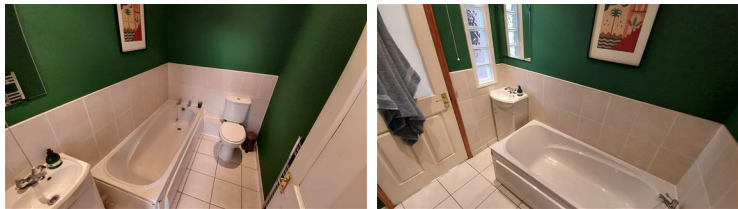
Bedroom 2 12'3" x 8'

A double bedroom with window to rear. Radiator. Coved ceiling.



Bathroom W.C.

Partially tiled with suite comprising of low level W.C. Vanity unit with wash hand basin. Paneled bath. Chrome heated towel rail. Feature glazed block work to hall.



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:

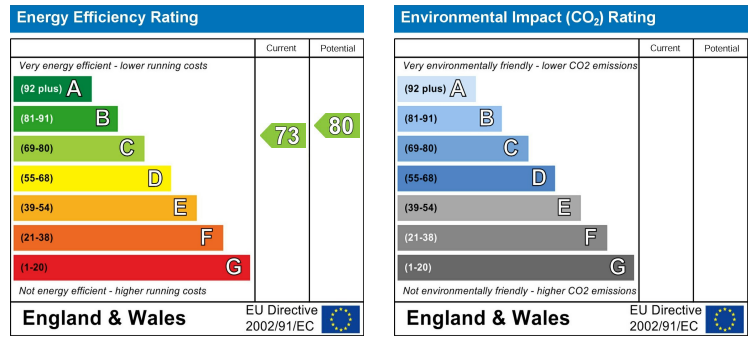
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT 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 LEASEHOLD. 999 years from 2007 with a Ground Rent of £200.00 per annum. 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.





Flat 2, 13 Victoria Park Road East, Victoria Park, Cardiff, CF5 1EQ



Must Be Viewed! Located At A Privileged Location Overlooking Glorious Victoria Park Can Be Found This Very Well Presented & Spacious First Floor Self Contained Apartment That Would Make An Ideal First Time Purchase. Accommodation Comprises Of Communal Hallway & Stairwell, Entrance Hall, Lounge With Superior Views, Fitted Kitchen With Integrated Appliances, Two Bedrooms (Refurbished En Suite Shower Room To Master), Bathroom W.C. Upvc Windows. Gas Central eating Controlled By 'HIVE'. The Apartment Is Situated At This Great Location With Shops, Restaurants, Places of Worship & Public Transport To Hand. Well Worth Viewing.