

**22 Bromfield Street, Grangetown
Cardiff
CF11 7BY**

Entrance Hall

Entered via a 1/2 glazed Upvc door. Balustrade stairwell. Laminate flooring. Radiator. Doors leading to lounge, sitting room & dining room.

Lounge 13'3" x 11'3"

A generous sized room with window to front. Feature brick fireplace. Radiator. Coved ceiling



Sitting Room 11'6" x 11'

Good sized living room with window to rear. Radiator. Coved ceiling



Dining Room 13'9" x 9'9"

Large and light room with two windows to side. Fireplace. Radiator. Laminate floor. Door leading out to:



Kitchen 10' x 9'3"

a decent sized kitchen featuring a selection of grey colored wall and base units incorporating worktop space with sink unit & mixer tap, plumbing for washing machine & gas cooker point. Tiled splash backs. Tiled floor. Window to rear. 1/2 Glazed Upvc door leads out to garden



First Floor Landing

Doors off leading to three bedrooms & changing room

Bedroom 1 11'6" x 10'3"

Double bedroom with window to front. Radiator



Bedroom 2 1'9" x 11'

Double bedroom with window to rear. Radiator



Bedroom 3 11' x 6'3"

Single bedroom with window to front. Radiator

Changing Room 7'3" x 5'3"

Floor to ceiling wardrobes. Doors leading to bathroom and separate W.C..



Bathroom

Partially tiled featuring a modern white colored suite comprising of pedestal wash hand basin, paneled bath & tiled & glazed cubicle incorporating a mains fed mixer shower. Heated towel rail. Window. Tiled floor



W.C.

Low level W.C. Pedestal wash hand basin. Window. Wall mounted 'Baxi' gas combination boiler that fires domestic hot water and central heating.



Garden

Mainly laid to lawn. Brick built walls

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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At This Popular Location Close To Both The City Center & Facilities Of Cardiff Bay Can Be Found This Large Traditional Built Three/Four Bedroom Mid Terrace House Offering Ideal Family Accommodation. Briefly Comprising Of Entrance Hall, Lounge, Sitting Room, Dining Room, Kitchen, Three Bedrooms, Bathroom, (Fourth Bedroom Used As Changing Room & W.C.). Rear Garden. Gas Central Heating. Upvc Windows. Well Worth Viewing. Quick Sale Offered

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£220,000 Freehold