

Llanishen Street, Heath, Cardiff, CF14 3QD.



PRICE: £285,000 Freehold

- Double bay fronted
- End of terraced house
- 5 bed LET
- Close to local amenities & University Hospital of Wales
- Ideal investment
- EPC Rating - E

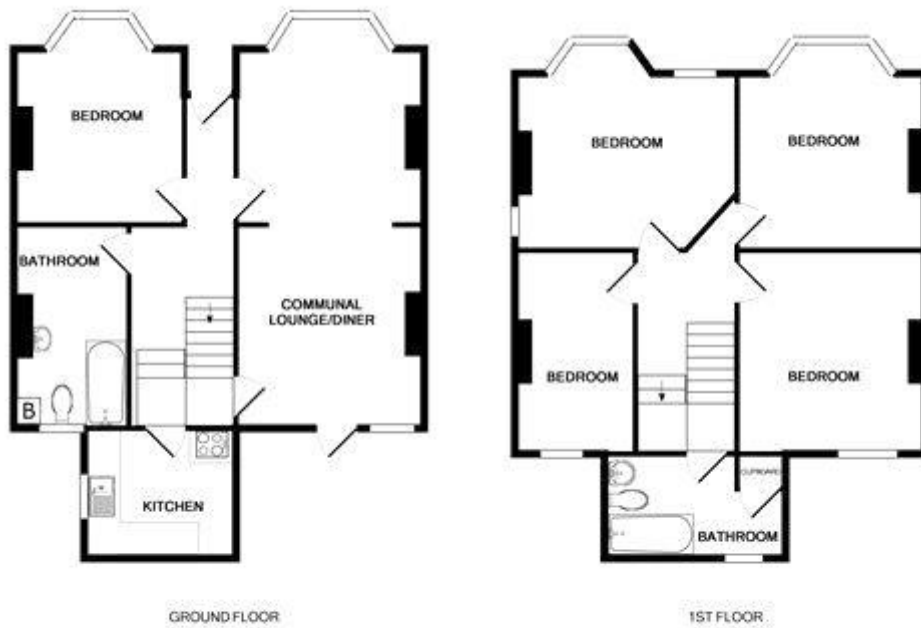


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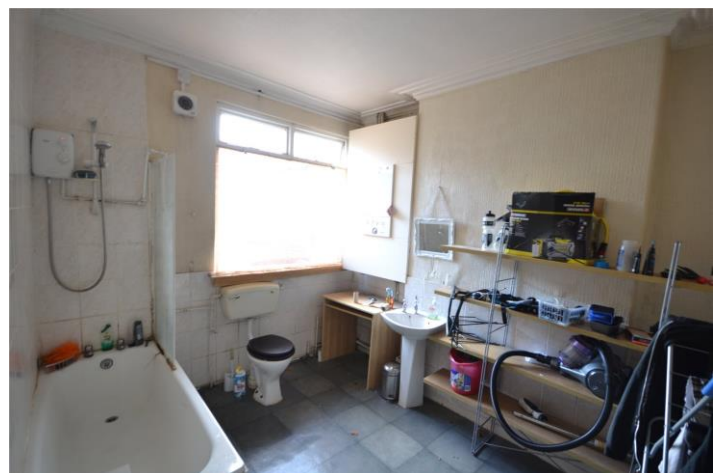
Email: roath@moginiejames.co.uk

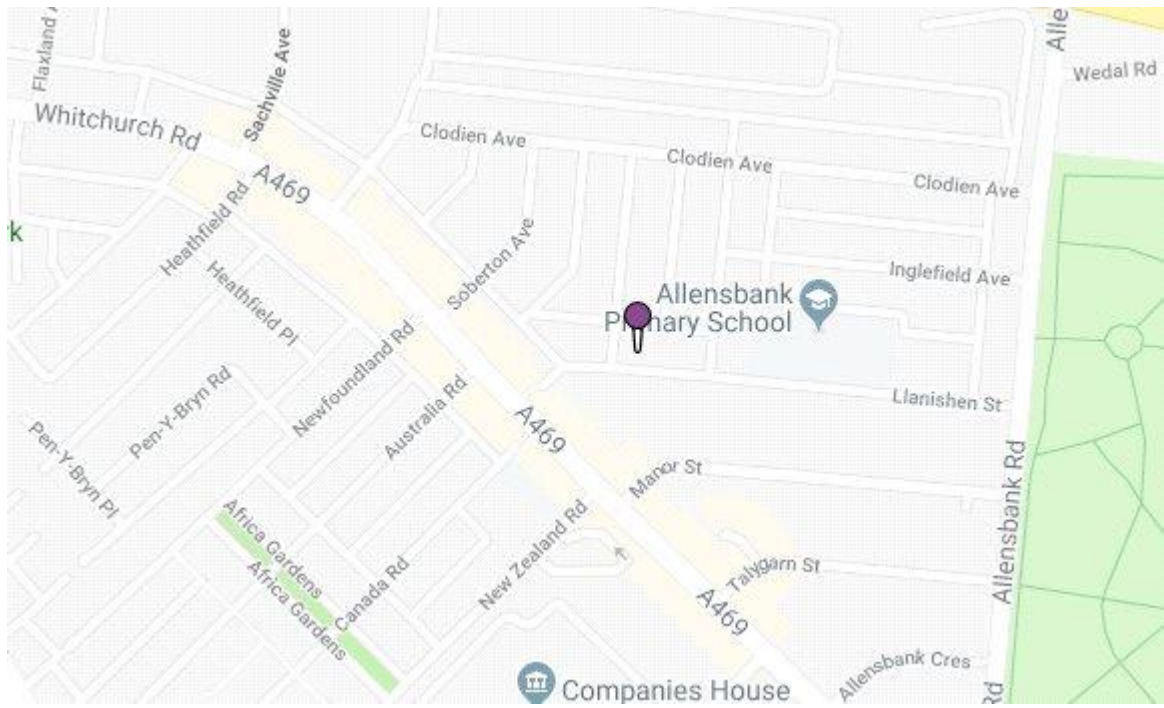
MOGINIE
JAMES

A spacious five bed LET situated in close proximity to a variety of local amenities and the University Hospital of Wales. The accommodation comprises: entrance hall, bay fronted bedroom/reception room, bathroom, communal dining/living room and kitchen on the ground floor and there are four bedrooms and another bathroom on the first floor. To the outside are low maintenance front and rear gardens. This would make an ideal investment.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan (2018)





Ground Floor:

Storm Porch: With tiled floor and tiled walls. Leading to:

Entrance Hall: Entered via an obscure single glazed front door, fitted carpet and stairs to the first floor. Door to:

Bedroom/Reception Room: 12'11" (3.94) (max, into bay) x 10'6" (3.2) (max, into alcove). With laminate floor, single glazed window to the side and upvc double glazed bay window to the front.

Bathroom with wc: With vinyl floor, partially tiled walls and suite comprising: panelled bath with electric shower over, wash hand basin and wc. Extractor fan, wall mounted combination boiler and single glazed window to the rear.

Communal Dining/Living Room: 25'6" (7.77) (max, into bay) x 11'7" (3.53) (max, into alcove). The dining area has laminate floor and upvc double glazed bay window to the front. The living area has fitted carpet, fireplace, single glazed window to the rear and upvc double glazed door to the rear garden.

Kitchen: 9'4" x 8' (2.84m x 2.44m). With laminate floor and a range of wall and floor level units, stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, extractor fan, partially tiled walls and single glazed window to the side.

First Floor:

Landing: With fitted carpet. Doors to:

Bedroom One: 15'8" (4.78) (max, into alcove) x 12'10" (3.9) (max, into bay). With fitted carpet, single glazed window to the side and upvc double glazed bay window to the front.

Bedroom Two: 12'8" (3.86) (max, into bay) x 11'7" (3.53) (max, into alcove). With fitted carpet and upvc double glazed bay window to the front.

Bedroom Three: 11'11" (3.63) x 11'6" (3.5) (max, into alcove). With fitted carpet and single glazed window to the rear.

Bedroom Four: 11'9" (3.58) x 9'3" (2.82) (max, into alcove). With fitted carpet and single glazed window to the rear.

Bathroom with wc: With laminate floor, partially tiled walls and suite comprising: panelled bath with shower over tap, wash hand basin and wc. Extractor fan, storage cupboard and obscure single glazed window to the rear.

Outside:

Front Garden: Paved forecourt and tiled pathway leading to storm porch.

Rear Garden: Enclosed, mainly paved with flowery border.

Services: Gas, electricity, water and drainage.

Tenure: WE HAVE BEEN INFORMED THAT THE PROPERTY IS FREEHOLD BUT PLEASE VERIFY THIS VIA YOUR LEGAL REPRESENTATIVE.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Moginie James are the seller's agent for the sales and marketing of the property described on these particulars and your conveyancer is legally responsible for ensuring that the purchase agreement protects your position as purchaser. Moginie James make detailed enquiries of the seller to ensure that the particulars are as accurate as possible. However if you become aware that any of the information provided to you is not accurate please inform Moginie James as soon as possible so we can make the necessary correction. The services have not been tested.

Accreditations & Partners

