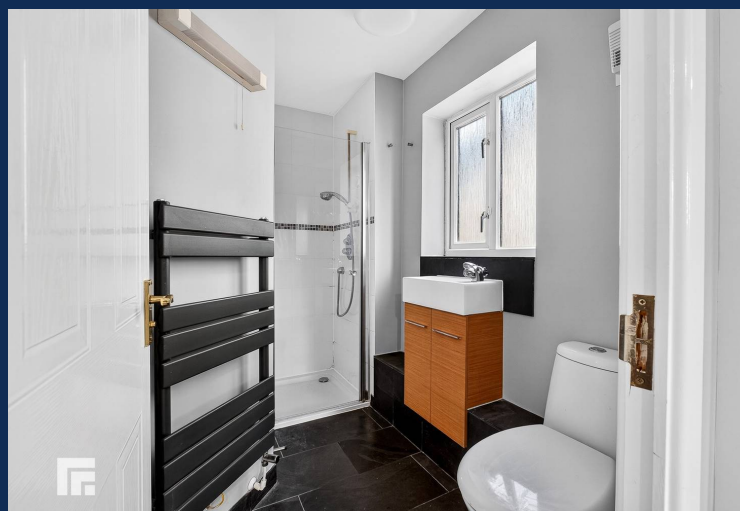




85 Heol Collen, Cardiff

£299,950 Freehold

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

ENTRANCE HALL

Entered via door leading from private driveway. Tiled flooring. Pendant light fitting. Radiator. Doors to lounge and downstairs WC. Power points. Stairs rising to first floor.

LOUNGE/DINER

Carpeted flooring. Two pendant light fittings. Power points. TV and telephone point. Radiator. Double glazed uPVC sliding doors leading to rear garden. Door leading to kitchen;

W.C

Tiled flooring. W.C. Pedestal wash hand basin with mixer tap over and tiled splashback. Pendant light fitting. Double glazed obscure uPVC window to side aspect.

KITCHEN

Large fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with mixer tap over and four ring gas hob with extractor hood above. Tiled flooring. Part tiled walls. Integrated oven. Space for dishwasher and washing machine. Space for fridge freezer Spotlights. Storage cupboard housing Combi-boiler. Door to;

MASTER BEDROOM

Carpet to floor. Double glazed uPVC window to rear aspect. Fitted wardrobes. Pendant light fitting. Power points. Radiator. Door to ensuite;

EN-SUITE

Modern ensuite with tiled flooring. Obscure double glazed uPVC window. White three-piece suite including vanity enclosed wash hand basin, Shower cubicle with Glass shower screen. Heated towel rail. Extractor fan. Pendant light fitting.

BEDROOM TWO

Carpet to floor. Double glazed uPVC window to front aspect. Pendant light fitting. Radiator. Power points.

BEDROOM THREE

Carpet to floor. Double glazed uPVC window to front aspect. Pendant light fitting. Radiator. Power points.

BATHROOM

Modern bathroom. Floor to ceiling tiles. White three-piece-suite comprising W.C, pedestal wash hand basin with mixer tap over and panelled bath with shower over. Extractor fan. Spotlights. Double glazed obscure uPVC window to front aspect.

OUTSIDE

Front - Driveway. Path leading to front door. Rear - Laid to patio. Wall and fence border. Shingled areas.

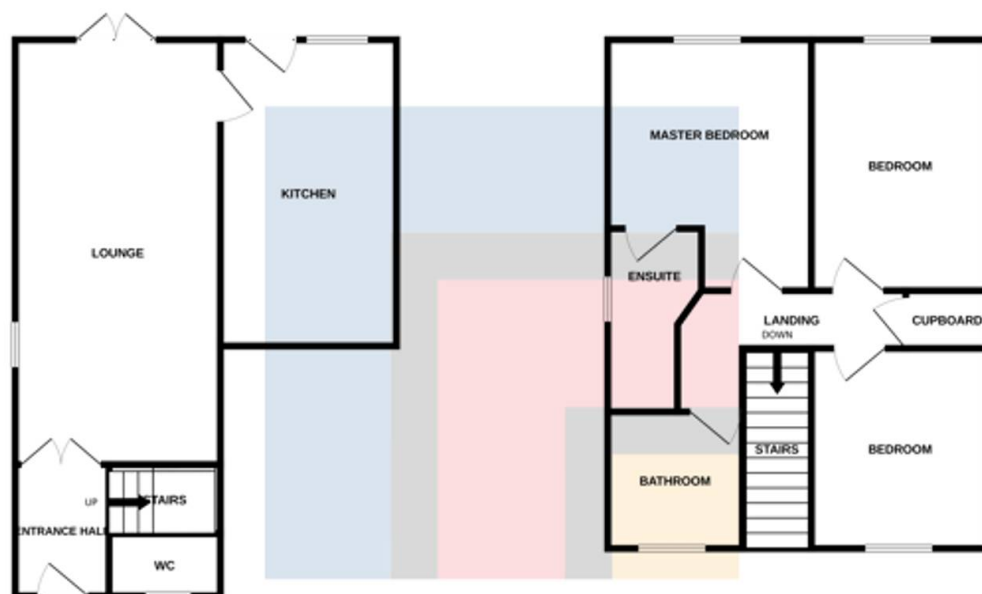
TENURE

MGY have been advised that the property is FREEHOLD.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This 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 Metropix 1.0.0.0

CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK