



49 Rolls Avenue, Penpedairheol, CF82 8HQ

£249,995

Welcome to Rolls Avenue, Penpedairheol! This charming semi-detached bungalow is a hidden gem waiting to be discovered. Once inside you will find a cosy reception room, perfect for relaxing after a long day. With two bedrooms, there's plenty of space for a small family or guests to stay over.

The recently renovated property boasts a brand new kitchen, ideal for whipping up delicious meals, and new flooring throughout, adding a touch of modern elegance. Additionally all ceilings have been replaced and all walls have been hacked off and replastered. The 904 sq ft of living space provides a comfortable and inviting atmosphere for you to call home.

One of the standout features of this property is the landscaped garden, a tranquil oasis where you can unwind and enjoy the outdoors. With parking space for three vehicles, you'll never have to worry about finding a spot after a long day at work.

Conveniently located in Penpedairheol, this bungalow offers a peaceful retreat away from the hustle and bustle of the city, yet still within easy reach of local amenities. And the best part? This property is available with no chain, making the buying process smooth and hassle-free.

Don't miss out on the opportunity to make this lovely bungalow your own. Book a viewing today and start picturing your new life at Rolls Avenue! New Home, New Adventures, New Horizons!

ENTRANCE

Via obscured double glazed door.

HALLWAY

Plastered ceiling with loft access hatch, plastered walls, built in wardrobes, radiator, oak finish doors to all rooms.

KITCHEN 11'3" x 7'3" (3.45m x 2.21m)

Front facing double glazed window, plastered ceiling with inset spot lights, plastered walls, matte grey finish kitchen with black nickel handles and white marble effect work surfaces with matching upstands, integrated electric oven and hob with black chimney style hood and black tiled splash back, black polycarbonate sink unit bowl and 1/2 with drainer and black mixer tap, space for fridge freezer, space for washing machine, anthracite tall column radiator.

LOUNGE 17'9" x 13'4" (5.43m x 4.07)

Double glazed French doors to front, plastered ceiling, plastered walls, new carpet, radiator.

BEDROOM ONE 14'6" x 9'4" (4.42m x 2.87m)

Double glazed French doors to rear, plastered ceiling, plastered walls, new carpet, radiator.

BEDROOM TWO 11'3" x 9'3" (3.43m x 2.83m)

Rear facing double glazed window, plastered ceiling plastered walls, new carpet, radiator.

BATHROOM 6'5" x 5'2" (1.97m x 1.59m)

Side facing obscured double glazed window, plastered ceiling, plastered walls with tiled splash backs, white suite comprising of back to wall WC and vanity wash hand basin in combined unit and L shape shower/bath with mixer tap and electric shower over, extractor, anthracite tall column radiator.

OUTSIDE

FRONT - Laid with decorative stone with drive and path.

SIDE - Newly laid concrete drive leading to entrance door and rear, outside light, outside tap.

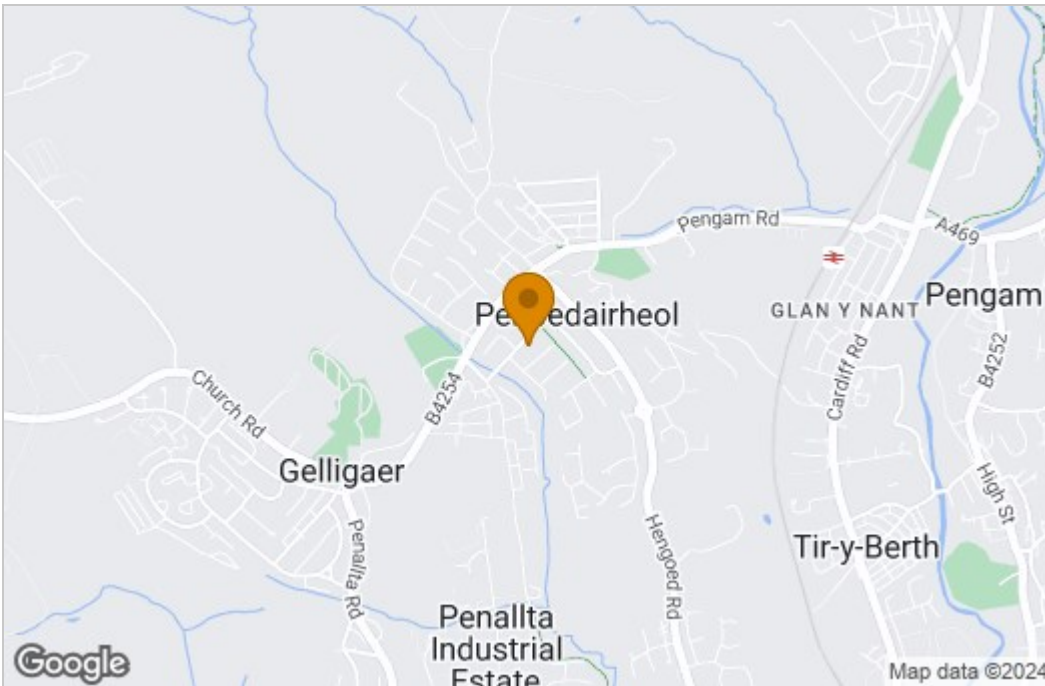
REAR - Concrete path with paved patio and newly laid lawn garden, brick shed, outside lights.

Floor Plan

Ground Floor



Area Map



Energy Efficiency Graph

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

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