

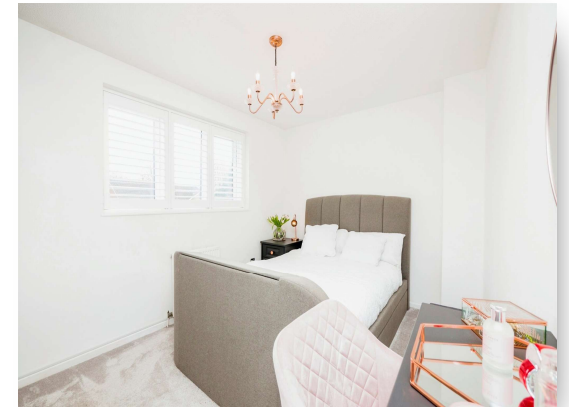
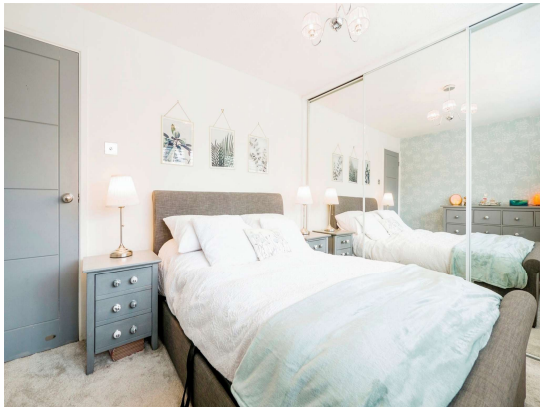


Beckgrove Close, Pengam Green Cardiff CF24 2SE

welcome to

Beckgrove Close, Pengam Green Cardiff

A TWO BEDROOM SEMI DETACHED home, set in the popular location of PENGAM GREEN, within walking distance of local amenities and easy access to bus routes and shops. Cardiff City centre is easily accessible and the A48/M4 access corridor is just a short drive away. Viewing Recommended!



Ground Floor

Entrance

Via front door into:

Porch

With further door providing access to:

Lounge

14' 6" x 12' 8" (4.42m x 3.86m)

Double glazed window to front aspect, stairs rising to first floor and powerpoints.

Kitchen

12' 8" x 8' 9" (3.86m x 2.67m)

Fitted with a range of modern wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven with cooker hood, space for fridge/freezer, powerpoints and access to:

Conservatory

10' 6" x 10' 1" (3.20m x 3.07m)

Double glazed construction, tiled flooring and doors providing access to rear garden.

First Floor

Landing

Doors providing access to:

Bedroom One

10' 11" x 9' (3.33m x 2.74m)

Double glazed window to front aspect, powerpoints and fitted wardrobes.

Bedroom Two

12' 8" x 8' 9" (3.86m x 2.67m)

Double glazed window to rear aspect, powerpoints and fitted wardrobe.

Bathroom

Fitted with a modern three piece suite comprising bath, low level WC, wash hand basin, heated towel rail and double glazed window to side aspect.

Outside

Front

Block paved path leading to front entrance and area laid to lawn.

Rear Garden

Enclosed with block paved and lawned areas,



view this property online allenandharris.co.uk/Property/ROA112852



welcome to

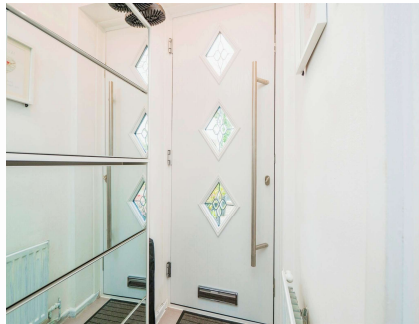
Beckgrove Close, Pengam Green Cardiff

- Semi Detached Home
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Conservatory
- Bathroom
- Off Street Parking

Tenure: Freehold EPC Rating: C

offers in excess of

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/ROA112852



Property Ref:
ROA112852 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk