





Handley Road, Pengam Green Cardiff CF24 2HF



welcome to

Handley Road, 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 Highly Recommended!

Ground Floor

Entrance

Via a double glazed metal front door into:

Hall

Fitted floormat, electric fuse box and access to:

Lounge

15' 3" Max x 11' 10" Max (4.65m Max x 3.61m Max) Double glazed window to front aspect, radiator and stairs rising to first floor.

Kitchen/ Diner

11' 9" x 9' 1" (3.58m x 2.77m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, spaces for washing machine and fridge/freezer, tiled flooring, carpeted in dining area, wall mounted boiler, double glazed window to rear aspect and double glazed French doors providing access to rear garden.

First Floor

Landing

Loft hatch and doors providing access to:

Bedroom One

11' 10" x 9' 1" (3.61m x 2.77m) Double glazed window to rear aspect and radiator.

Bedroom Two

11' 10" x 7' 1" plus door recess ($3.61 \text{m} \times 2.16 \text{m}$ plus door recess)

Double glazed window to front aspect and radiator.

Shower Room

Fitted with a three piece suite comprising wet room with electric shower over, WC, wash hand basin, tiled walls, vinyl non slip flooring in wet room area, radiator, extractor fan, built in cupboard housing water tank and double glazed window to side aspect.

Outside

Front

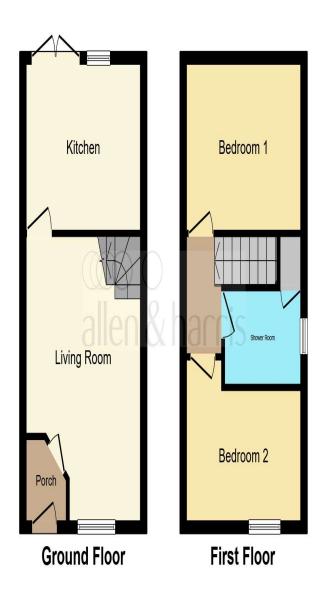
Lawn laid to front with footpath to front entrance.

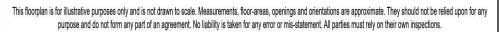
Rear Garden

Enclosed, paved area, fenced lawn area, outside light, wooden shed to remain and gated side access.

Parking

The vendor has advised that there is a single file driveway to the side of the property.









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- Semi Detached Home
- Two Bedrooms
- Lounge
- Fitted Kitchen/Diner
- First Floor Shower Room
- Enclosed Rear Garden
- Driveway providing Off Street Parking

Tenure: Freehold EPC Rating: D

offers in excess of

£220,000



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Property Ref: ROA113840 - 0002 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.

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