



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 (3.61m x 2.16m 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.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Handley Road,
Pengam Green Cardiff

- 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

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