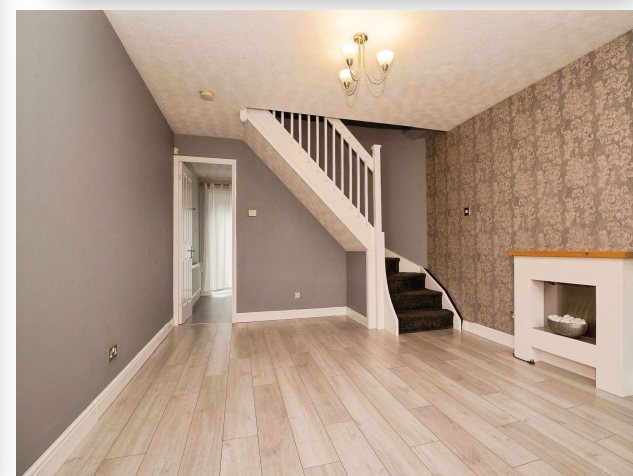
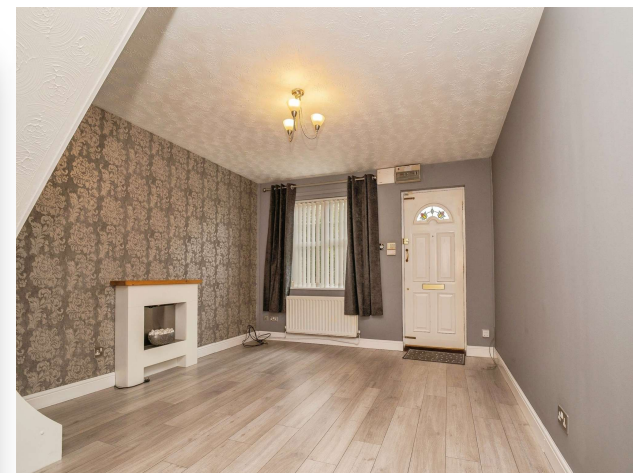




Hawker Close, Pengam Green Cardiff CF24 2PN

welcome to

Hawker Close, Pengam Green Cardiff

NO CHAIN! 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 a double glazed front door into:

Lounge

15' 7" Max x 11' 11" Max (4.75m Max x 3.63m Max)
Double glazed window to front aspect, stairs rising to first floor, electric fire and access to;

Kitchen

11' 10" x 9' 7" (3.61m x 2.92m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, spaces for washing machine and fridge/freezer, laminate flooring, wall mounted boiler, double glazed window to rear aspect and double glazed French doors providing access to rear garden.

First Floor

Landing

Doors providing access to:

Bedroom One

11' 10" x 9' 2" (3.61m x 2.79m)
Double glazed window to rear aspect, fitted blinds, laminate flooring and radiator.

Bedroom Two

11' 10" x 7' 3" (3.61m x 2.21m)
Double glazed window to front aspect, fitted blinds, laminate flooring and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, radiator, extractor fan, tiled flooring, built in cupboard housing tank and double glazed window to side aspect.

Outside

Front

Stone chipped area with path leading to front entrance.

Rear Garden

Enclosed with patio area, area laid to lawn, wooden shed to remain and gated side access.



Ground Floor

First Floor

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.



welcome to
Hawker Close,
Pengam Green Cardiff

- Semi Detached Home
- Two Bedrooms
- Lounge
- Fitted Kitchen
- First Floor Bathroom
- Enclosed Rear Garden
- Driveway Providing Off Street Parking
- Popular Location

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£220,000



view this property online allenandharris.co.uk/Property/ROA114438



Property Ref:
ROA114438 - 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.

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.

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