



Bishop Hannon Drive, offers over £170,000

- COUNCIL TAX - BAND C
- ELECTRIC HEATERS THROUGHOUT- GAS MAINS CAN BE FITTED
- ALLOCATING PARKING SPACE
- TWO RECEPTION ROOMS, TWO BEDROOMS
- CONSERVATORY
- NEAR PUBLIC TRANSPORT FOR BUS ROUTES



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About the property

A two bedroom house in Bishop Hannon Drive, Pentreban. The property comprising of two good size bedrooms, modern three piece suite, good size lounge, kitchen, conservatory, an enclosed private garden and an allocated parking space. The property is ideally located being within walking distance to local amenities, close to local bus routes into Cardiff City Centre and close to both primary and secondary schools.



Accommodation

Entrance Hall

Access from conservatory, access to kitchen and door into lounge.

Lounge

14' 4" x 13' 7" (4.37m x 4.14m)
Laminate flooring, electric fireplace with surround, two wall mounted radiators, staircase to first floor and UPVC double glazed window to front.

Conservatory

11' 8" x 8' 5" (3.56m x 2.57m)
UPVC door to enter with tiled flooring, UPVC double glazed windows to both sides and front and door into entrance hall into property.

Kitchen

12' 4" x 5' 9" (3.76m x 1.75m)
A range of matching wall and base units with heat resistance work surfaces, incorporating a stainless steel sink unit with mixer tap and drainer. space freestanding electric oven and four ring electric hob. Space for washing machine, freezer and built in

fridge, partly tiled walls, laminate flooring, wall mounted radiator and UPVC double glazed window to side.

Landing

Carpet flooring and access to all first floor rooms.

Bedroom One

12' 4" x 10' 4" (3.76m x 3.15m)
Carpet flooring, built in storage cupboard over the stairs, built in wardrobes with sliding mirrored doors, wall mounted radiator and UPVC double glazed window to front.

Bedroom Two

9' 1" x 5' 9" (2.77m x 1.75m)
Carpet flooring and UPVC double glazed window to front.

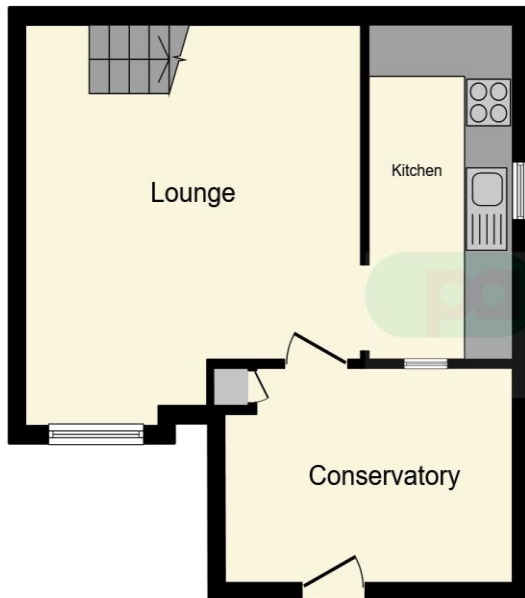
Bathroom

A modern three piece suite comprises of a low level WC, paneled bath with overhead shower and a pedestal wash hand basin. Linoleum flooring, partly tiled walls and UPVC double glazed frosted window

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Floorplan



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.

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