



Panteg Close, guide price £300,000

- COUNCIL TAX - BAND E
- IMMACULATE THROUGHOUT
- OFF ROAD PARKING
- PRIVATE AND ENCLOSED REAR GARDEN
- GARAGE TO THE SIDE
- CLOSE TO LOCAL AMENITIES
- CLOSE TO PUBLIC TRANSPORT
- GOOD COMMUTER LINKS INCLUDING THE A4232, A48 AND M4.



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About the property

GUIDE PRICE £300,000 - £310,000! This detached two bedroom bungalow located in a popular cul de sac of Panteg Close, Culverhouse House is offered for sale with lots of potential. Benefits from a kitchen, dining room, lounge, modern bathroom, low maintenance gardens, garage and off road parking.

Accommodation

Entrance Porch

UPVC double glazed door to enter into entrance porch with tiled flooring and door into entrance hallway.

Entrance Hall

A nice big welcoming entrance hall with laminate flooring, two wall mounted radiators, loft access and access to all rooms.

Lounge

18' 8" x 11' 8" (5.69m x 3.56m)

Solid wood flooring, wall mounted radiator, electric fireplace, spotlights, access from dining room and UPVC double glazed large window to front.

Dining Room

9' 8" x 8' 4" (2.95m x 2.54m)



Solid wood flooring, wall mounted radiator and UPVC double glazed window to side.

Kitchen

10' 8" x 9' 8" (3.25m x 2.95m)

A range of matching wall and base units with heat resistance work surfaces, incorporating a one and a half stainless steel sink unit with mixer tap and drainer, eye level electric double oven, four ring gas hob with overhead extractor fan and integrated fridge. freezer and dishwasher. Tiled flooring, partly tiled walls, UPVC double glazed window to side and UPVC double glazed door leading to the side of the property to the garden.

Conservatory

12' 2" x 9' (3.71m x 2.74m)

Access from the second bedroom with tiled flooring, wall mounted radiator, UPVC double glazed windows to both sides and front, UPVC double glazed patio doors to rear garden and the conservatory further benefits from having power and electric.

Bedroom One

11' 9" max x 11' 8" max (3.58m max x 3.56m max)

Solid wood flooring, wall mounted radiator, built in fitted wardrobes and UPVC double glazed window to side.

Bedroom Two

10' x 9' 9" (3.05m x 2.97m)

Built in wardrobes, solid wood flooring, wall mounted radiator and UPVC double glazed sliding doors to the conservatory.

Bathroom

A modern three piece suite comprising of a corner shower unit, large vanity unit with low level WC, wash hand basin and storage. Tiled flooring, partly tiled walls, wall mounted towel radiator, spotlights and UPVC double glazed frosted window to side.

The Outside The Property

The front of the property offers off road parking to the front, access to the garage with an up and over door, steps leading to the front door, astroturf to the side with a pathway and plants and shrubs around the edges. The rear of the property offers a private and enclosed rear garden which is very low maintenance with majority of it being patio, god size shed for storage, new fencing along the back and rear door access to the garage.

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Floorplan



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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