



**13 Tangmere Drive, Cardiff**

Guide Price **£230,000**

**FORTIS**  
Estate Agents





## 13 Tangmere Drive

Cardiff, Cardiff

A two bedroom detached bungalow in sought-after location needing refurbishment, ready for new owners to add their personal touch.

Council Tax band: E

Tenure: Freehold

- Detached Bungalow
- In need of refurbishment
- Two Bedrooms
- Sought-after location
- Chain Free



**Entrance Porch**

Of UPVC double glaze construction, with double glazed door, UPVC front door leading to entrance hall, ceiling light point.

**Entrance Hall**

Ceiling light point, loft access point, coved ceiling, radiator, doors to:

**Living Room**

Double glazed bay window to the front, radiator, feature fire place, ceiling light point, coved ceiling, door to:

**Kitchen**

Fitted with a range of wall and base level cupboard and drawer units with work surfaces over, inset sink and drainer with mixer tap, tiled splash backs, space for appliances, wall mounted boiler, double glazed window to the front.

**Bedroom One**

A good sized double bedroom with double glazed rear aspect window, ceiling light point, radiator, built in bedroom furniture.

**Bedroom Two**

A single bedroom with double glazed rear aspect window, radiator, ceiling light point.

**Bathroom**

A three piece suite comprising panel enclosed bath, with shower above, tiled surround, low level WC, pedestal wash basin, radiator, ceiling light point, double glazed obscured window.







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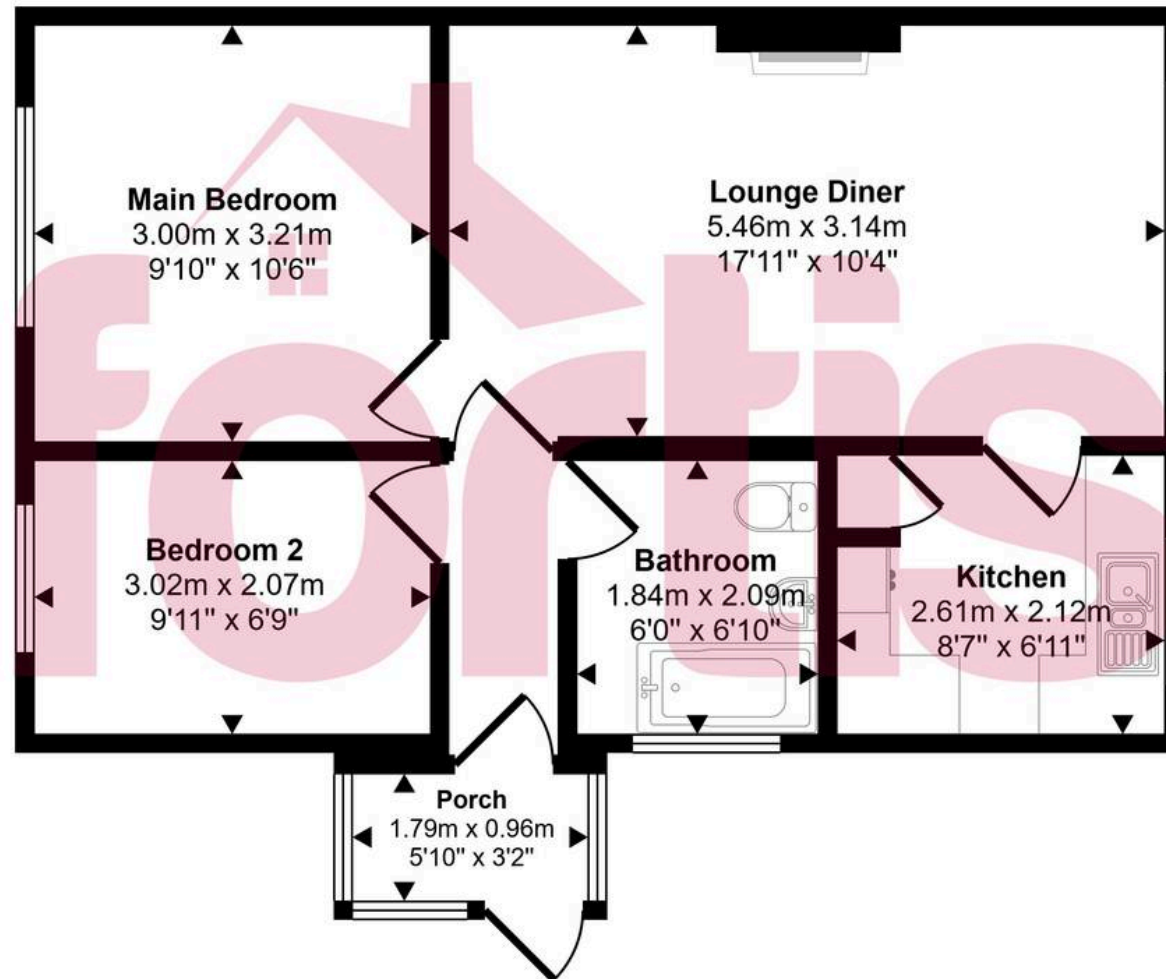








Approx Gross Internal Area  
49 sq m / 531 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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### FRONT GARDEN

The front of the property is mainly laid to lawn with a variety of semi mature trees and shrubs.

### REAR GARDEN

A tiered garden, mainly laid to lawn, planted with a variety of mature trees and shrubs, gated side access.

### DRIVEWAY

2 Parking Spaces

A brick paviour driveway providing off road parking for two cars.







# Fortis

Fortis Properties, 2A Fairwater Green – CF5 3BA

02920 561111 • [hello@fortis.homes](mailto:hello@fortis.homes) •