





Tangmere Drive, CARDIFF CF5 2PP

allen & harris

welcome to

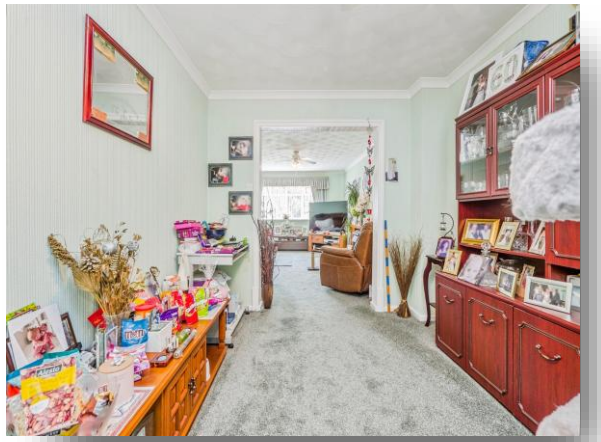
Tangmere Drive, CARDIFF

A beautifully presented four-bedroom detached family home on the sought-after Tangmere Drive. Tastefully decorated throughout, the property offers versatile and spacious accommodation, generous driveway parking, a detached garage, and a large private rear garden.

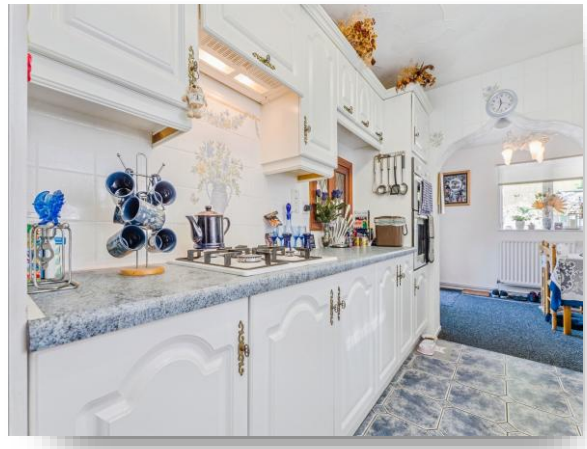












Entrance Hall
A welcoming entrance hall with fitted carpeting, a radiator, and a thermostat for added comfort. Practical under-stairs storage and double glazed window to the side.

Reception Room One
17' 7" Max x 11' 5" Max (5.36m Max x 3.48m Max)
A well-proportioned reception room featuring fitted carpeting and a fireplace. Double-glazed windows to the front aspect allow for good natural light, with radiators and ample power points.

Reception Room Two
11' 8" Max x 11' 5" Max (3.56m Max x 3.48m Max)
Open-plan to Reception Room One, this additional reception space provides a flexible area for everyday living and entertaining. The room benefits from fitted carpeting, a radiator, and ample power points, while double-glazed windows to the rear aspect allow for natural light and pleasant views over the garden.

Dining Room
10' 10" Max x 7' 10" Max (3.30m Max x 2.39m Max)
A bright and versatile dining room featuring fitted carpeting, dimmable lighting and radiator. Double-glazed windows to the side and rear aspects allow for plenty of natural light, while a sliding door provides convenient access to the outside space.

Kitchen
12' Max x 7' 9" Max (3.66m Max x 2.36m Max)
A well-appointed kitchen fitted with a range of wall and base units, complemented by tiled flooring and wall coverings for ease of maintenance. The kitchen incorporates a gas hob with extractor hood, a Hotpoint oven and grill, and a sink with drainer. A double-glazed side window provides natural light, while the serving hatch offers a practical connection to the adjoining living space. Further benefits include ample power points and the property's boiler.

Downstairs W.C
Conveniently located on the ground floor, this cloakroom is fitted with a W.C. and hand wash basin. A frosted double-glazed window to the front aspect provides natural light while maintaining privacy, with a radiator and fitted carpeting.

Landing
A central landing area with fitted carpeting and a double-glazed side window providing natural light. The landing offers access to all upstairs rooms as well as the loft space. Additional features include power points and a useful storage cupboard housing a radiator.

Bedroom One
7' 7" Max x 5' 11" Max (2.31m Max x 1.80m Max)
A spacious principal bedroom featuring fitted carpeting and a double-glazed window to the front aspect, allowing for plenty of natural light. The room benefits from built-in overbed fitted wardrobes, providing excellent storage, along with a radiator and ample power points, with access to the en-suite.

En Suite
A well-presented en-suite shower room fitted with a hand wash basin incorporating useful storage beneath and a tiled shower enclosure. Mirrored wall finishes around the sink, with fitted carpeting.

Bedroom Two
9' 7" Max x 9' 3" Max (2.92m Max x 2.82m Max)
A comfortable double bedroom featuring fitted carpeting and a double-glazed window to the rear aspect, providing natural light. The room also benefits from a radiator and power points.

Bedroom Three
9' 3" Max x 7' 11" Max (2.82m Max x 2.41m Max)
A well-proportioned bedroom with fitted carpeting, radiator and a double-glazed window to the rear aspect, allowing for good natural light.

Bedroom Four
9' 1" Max x 7' 9" Max (2.77m Max x 2.36m Max)
A bright and versatile bedroom benefiting from double-glazed windows to both the front and side aspects, allowing for natural light throughout the day. The room features fitted carpeting and a radiator.

Bathroom
7' 7" Max x 5' 11" Max (2.31m Max x 1.80m Max)
A well-appointed family bathroom fitted with a W.C., hand wash basin, and a generous walk-in shower. A frosted double-glazed window to the side aspect provides natural light while maintaining privacy, with part-tiled walls. The room is further enhanced by a heated towel rail and fitted carpeting for additional comfort.

Rear Garden
A thoughtfully arranged rear garden featuring a durable resin-finished patio area, ideal for outdoor seating and entertaining. The garden is laid out across several levels, creating distinct spaces to enjoy, while the artificial lawn offers a low-maintenance outdoor environment. Further benefits include convenient side-gate access.

Front Garden
The front garden offers a combination of practicality and kerb appeal, featuring a lawned area alongside a driveway providing off-road parking. The driveway leads directly to the garage, offering additional parking and storage.

Garage
16' 8" Max x 8' 4" Max (5.08m Max x 2.54m Max)
A practical garage fitted with an electrically operated roller shutter door. The garage also benefits from power points, making it suitable for secure parking, storage, or use as a workshop space.

Agents Notes
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Tangmere Drive, CARDIFF

- Four-bedroom detached family home
- Detached garage
- Large driveway with ample off-road parking
- Spacious rear garden
- Popular residential location

Tenure: Freehold EPC Rating: C
Council Tax Band: F

£450,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP108211

The Property Ombudsman

Property Ref:
CRP108211 - 0006

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.

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