



Handley Road, Pengam Green Cardiff CF24 2HF

welcome to

Handley Road, Pengam Green Cardiff

Well-presented semi-detached home in popular Pengam Green, close to shops, amenities and transport links. Features a lounge, dining area, kitchen, WC, three bedrooms and bathroom, plus driveway parking and an enclosed rear garden. Viewing recommended.

Ground Floor

Entrance

Via a double glazed composite front door into:

Hall

Double glazed window to side aspect, radiator and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, tiled flooring, radiator and double glazed window to side aspect.

Lounge Area

13' 5" Max x 12' 5" Max (4.09m Max x 3.78m Max)

Double glazed window to front aspect, radiator and opening to:

Dining Area

10' 10" x 7' 8" (3.30m x 2.34m)

Double glazed French doors providing access to rear garden, radiator and access to:

Kitchen

11' 5" x 7' 9" (3.48m x 2.36m)

Fitted with a range of wall and base level units with complementary work surfaces, sink unit, integrated gas hob and oven, spaces for washing machine, dishwasher, undercounter fridge and freezer, undercounter lighting, wall mounted boiler housed in cupboard, vinyl flooring, double glazed window to side aspect and double glazed composite door providing access to rear garden.

First Floor

Landing

Double glazed pyramid window to side aspect, loft hatch and doors providing access to:

Bedroom One

12' 11" Max x 8' 11" Max (3.94m Max x 2.72m Max)

Double glazed window to front aspect, radiator and fitted wardrobes.

Bedroom Two

10' 11" Max x 8' 10" Max (3.33m Max x 2.69m Max)

Double glazed window to rear aspect and radiator.

Bedroom Three

9' 11" Max x 6' 3" Max (3.02m Max x 1.91m Max)

Double glazed window to front aspect, radiator and built in overstairs cupboard.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin inset to vanity unit, tiled flooring, partially tiled walls, heated towel rail and double glazed window to rear aspect.

Outside

Front

Lawn areas laid to front and side of the property.

Rear Garden

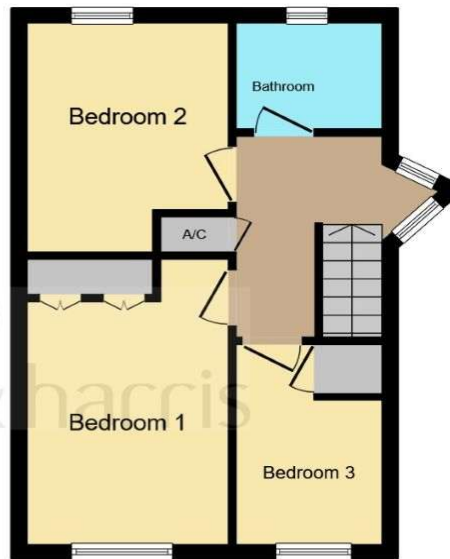
Enclosed with area laid to lawn, paved patio area, outside tap, wooden shed to remain and gated side access.

Parking

Driveway providing off street parking for approx. two cars single file.



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
Handley Road,
Pengam Green Cardiff

- Semi Detached Home
- Three Bedrooms
- Lounge Area and Dining Area
- Fitted Kitchen
- First Floor Bathroom

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

offers in excess of

£250,000



view this property online allenandharris.co.uk/Property/ROA114219



Property Ref:
ROA114219 - 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.

allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk