

# Halifax Close

PENGAM GREEN, CARDIFF, CF24 2HG

GUIDE PRICE £270,000

Hern &  
Crabtree



# Halifax Close

No Chain. Set in a quiet cul-de-sac within a convenient Cardiff location, this semi-detached home offers stylish and versatile living. Originally built as a three-bedroom house, the current layout now provides two generously sized double bedrooms, with the flexibility to easily reinstate the third if desired.

The ground floor offers a welcoming entrance hall with cloakroom, a bright lounge with feature wall and wooden flooring, and an open-plan kitchen/diner fitted with integrated appliances, leading through to a practical conservatory. Upstairs, there are two large bedrooms with fitted wardrobes and a contemporary bathroom.

Outside, the property benefits from off-street parking, an electric car charging point, and a landscaped front and rear garden with patio, lawn and side access. There is easy access to Tremorfa Park and Pengam Green Park.

## Area Guide:

Halifax Close, Pengam Green is tucked away in a peaceful cul-de-sac while remaining well placed for access to Cardiff city centre, the Bay, and the A48/M4 for commuting. The area benefits from a range of local amenities including supermarkets, schools, and leisure facilities. Splott Park and Tremorfa Park are nearby, offering open green spaces and play areas, while Cardiff Bay provides waterfront dining, entertainment and cultural attractions. Public transport links include regular bus services and rail connections via Cardiff Queen Street and Central stations, making this an excellent location for families and professionals alike.

- NO CHAIN. Semi-detached house set in a quiet cul-de-sac
- Option to reinstate original three-bedroom layout
- Open-plan kitchen/diner with integrated appliances
- Off-street parking, electric car charging point and enclosed rear garden
- Convenient Cardiff location close to parks, Bay, schools and transport links
- Formerly three bedrooms, now two large doubles with fitted wardrobes
- Spacious lounge with feature wall and wood laminate flooring
- Conservatory with utility space and garden access
- Stylish bathroom with rainfall shower and vanity storage



## 858.00 sq ft

### Entrance Hall

Entered via a composite double-glazed front door with side window. The hallway offers a staircase to the first floor, vertical radiator, wood laminate flooring, door to cloakroom and electric fuse board.

### Cloakroom

Obscure double-glazed side window, WC, wash hand basin set into vanity with cupboard beneath, tiled walls, tiled flooring, shelving and vertical radiator.

### Lounge

Front-facing double-glazed window, vertical radiator, feature wall with wooden cladding and alcove under the stairs, spotlights, half-height panelled wall, squared archway to the kitchen/diner, and matching wood laminate flooring.

### Kitchen / Diner

Fitted with a range of wall and base units with complementary wooden worktops, stainless steel sink with spray mixer tap, integrated full-length dishwasher, integrated four-ring ceramic hob with tiled splashback and cooker hood over, integrated oven, integrated Smeg microwave oven, space for an American-style fridge/freezer, under-cabinet lighting and LED plinth lighting. Dining area with radiator and matching wood laminate flooring. Side aspect double-glazed window and sliding patio doors leading to conservatory.

### Conservatory

Double-glazed windows to the rear with French doors opening to the garden, tiled floor, polycarbonate roof, power and light, plumbing and space for washing machine, plus a cat flap.

### First Floor

Stairs rise from the entrance hall with wooden handrail. The landing has a side double-glazed window, loft access hatch, airing cupboard with Worcester gas combination boiler and bannister.

### Bedroom One (formerly two bedrooms)

Originally two bedrooms now combined into one large room. Features two front-facing double-glazed windows, two radiators, fitted mirrored sliding wardrobes and wood laminate flooring. There is scope to reinstate the partition wall and door to return to the original three-bedroom layout.

### Bedroom Two

Double-glazed window to the rear, radiator, fitted sliding wardrobes and wood laminate flooring.

### Bathroom

Obscure rear window, WC, wash hand basin with heated light-up mirror above, bath with rainfall shower and separate mixer shower over, glass splashback screen, part-tiled walls, tiled floor and vertical radiator.

### Front and Rear Gardens

The front offers a driveway providing off-street parking for one to two vehicles, set behind wrought iron railings and double gate with slate chippings, paved path and outside lighting. Electric car charging point included. Side access leads to the rear. The enclosed rear garden has a lawn, paved patio, side pathway, outside power points and further lawned area. Gate from rear garden giving direct access to the park.

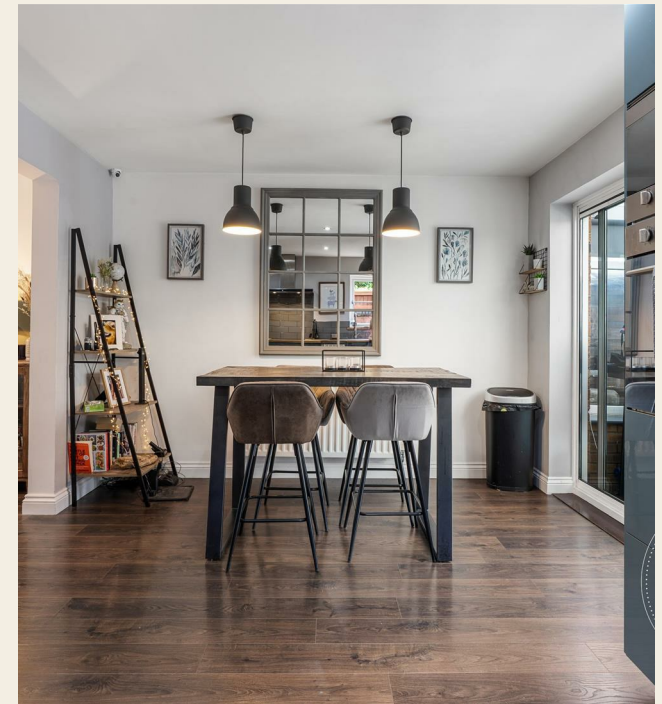
### Tenure

Freehold

### Disclaimer

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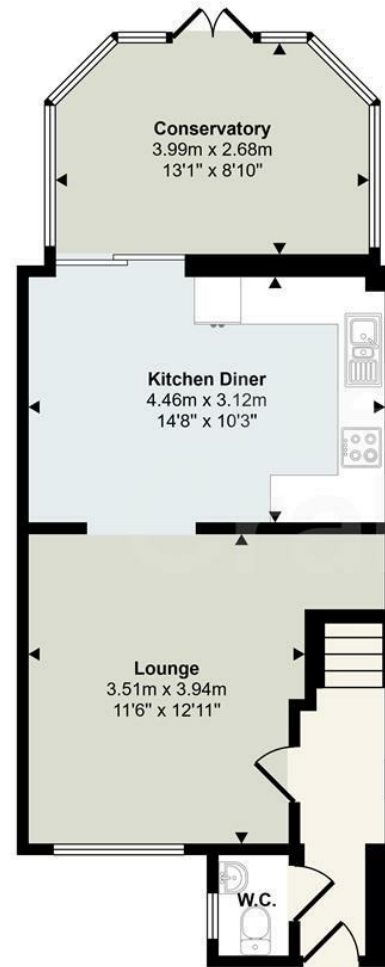




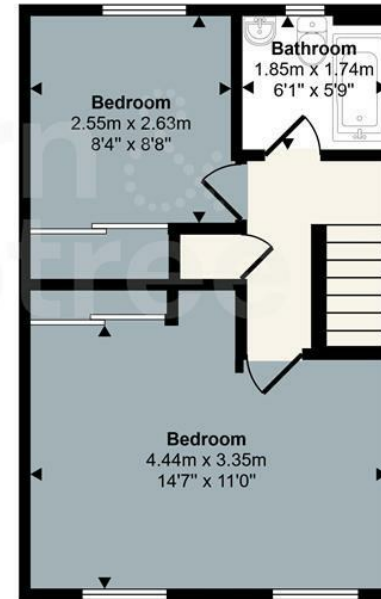
Approx Gross Internal Area  
80 sq m / 858 sq ft



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 73                      | 78        |
| England & Wales                             | EU Directive 2002/91/EC |           |



Ground Floor  
Approx 47 sq m / 504 sq ft



First Floor  
Approx 33 sq m / 354 sq ft

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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