



35 PENGWERN ROAD

CARDIFF CF5 4BR

ASKING PRICE OF

£175,000



END OF TERRACE PROPERTY



2



1



1



2

TENURE: FREEHOLD

COUNCIL TAX BAND: B

FLOOR AREA APPROX: 748 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**** SEMI DETACHED PROPERTY ** TWO DOUBLE BEDROOM ** MODERN BATHROOM ** DRIVEWAY **** A semi detached, two double bedroom property ideal for first time buyers. Entrance hallway, good sized lounge, galley kitchen and conservatory. To the first floor; primary bedroom, modern family bathroom and second double bedroom. Rear garden with patio, lawn and decked area. Front laid to lawn. Driveway and electric car charger. EPC Rating: D

ENTRANCE HALLWAY

Entered via a uPVC door; radiator. Stairs to first floor. Door into lounge.

LOUNGE

14' 1" x 11' 8" (4.30m x 3.56m)

A good sized family lounge. Wooden mantelpiece with tiled hearth. Wood effect laminate flooring. Cupboard housing fuse box. Radiator. uPVC window to front.

KITCHEN

15' 7" x 5' 11" (4.77m x 1.81m)

Appointed along three sides, low and high level cupboard beneath quality laminate worktops, stainless steel sink with chrome mixer tap and side drainer, integrated four ring induction hob with extractor hood, integrated oven, integrated slimline dishwasher and integrated fridge freezer. Washing machine to remain. Tiled splashbacks. Under-stairs storage. Radiator.

CONSERVATORY

12' 4" x 9' 8" (3.78m x 2.96m)

A spacious conservatory. uPVC windows to sides and rear. Radiator. Double French doors opening into the rear garden.

FIRST FLOOR

LANDING

uPVC window to side. Access to roof space. Doors to all rooms.

BEDROOM ONE

14' 4"(max) x 0' 3" (4.38m x 3.10m)

A spacious double bedroom. Radiator. uPVC window to front.

BEDROOM TWO

10' 9" x 9' 7" (3.30m x 2.93m)

A second double bedroom. Radiator. uPVC window to rear.

BATHROOM

5' 9" x 5' 6" (1.77m x 1.69m)

Modern white suite; combined low level WC and wash hand basin with chrome mixer tap. L shaped bath with chrome mixer tap, chrome shower and folding shower screen. Full wall tiling. Extractor fan. Spotlights. Chrome heated towel rail. Obscured glass window to rear.

OUTSIDE

REAR GARDEN

A good sized rear garden. Steps leading to patio and decked area. Area laid to lawn. Tin shed. Timber gate to side for access. Boarded by a timber fence.

FRONT

Laid to lawn with driveway and electric car charger. Timber gate to side for rear access.



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GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.

1ST FLOOR
314 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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