



Hind Close, Pengam Green Cardiff CF24 2EF

welcome to

Hind Close, Pengam Green Cardiff

Immaculately presented end-terraced home in the sought-after area of Pengam Green, offering excellent access to local amenities, Cardiff City Centre, and the A48/M4. Featuring a stylish lounge, modern kitchen/diner, two bedrooms, an enclosed garden and driveway parking. Viewing Advised!

Ground Floor

Entrance

Via a double glazed composite front door into:

Lounge

13' 6" Max x 12' 1" Max (4.11m Max x 3.68m Max)
Double glazed window to front aspect, radiator, stairs rising to first floor and access to:

Kitchen/Diner

12' x 10' 1" (3.66m x 3.07m)
Fitted with a range of modern 'J' pull grey high gloss wall and base level units with complementary work surfaces over, sink unit, integrated hob and electric oven, extractor hood, spaces for washing machine and fridge/freezer, radiator, vinyl flooring, double glazed window to rear aspect and double glazed composite door providing access to rear garden.

First Floor

Landing

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

Bedroom One

9' 9" x 8' 8" (2.97m x 2.64m)
Double glazed window to front aspect, radiator and spacious built in wardrobe.

Bedroom Two

12' Max x 6' 7" Max (3.66m Max x 2.01m Max)
Double glazed window to rear aspect, radiator and built in airing cupboard housing combi boiler.

Bathroom

Fitted with a three piece suite comprising bath, WC, wash hand basin, vinyl flooring, radiator, extractor fan and partially tiled walls.

Outside

Front

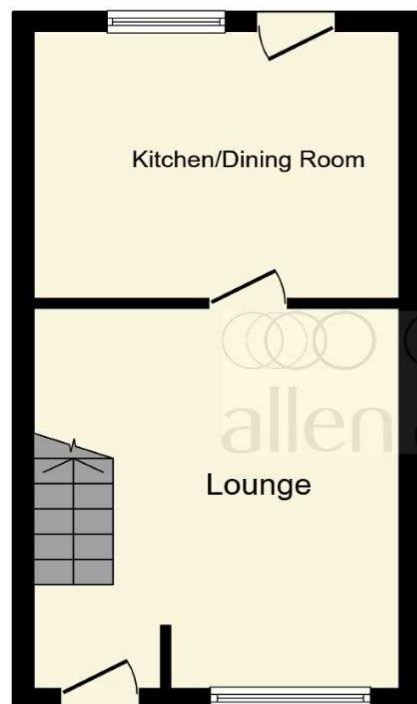
Drive providing off street parking with paved path leading to front entrance.

Rear Garden

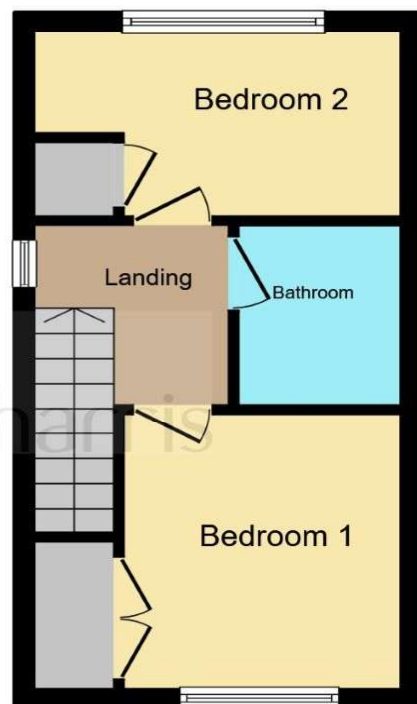
Enclosed landscaped garden with slate chipping's, area laid to lawn, patio area, outside tap, shed to remain and gated side access.

Estate 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."



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
Hind Close,
Pengam Green Cardiff

- End Terraced Home
- Two Bedrooms
- Lounge
- Fitted Kitchen/Diner
- First Floor Bathroom

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

£220,000



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Property Ref:
ROA114839 - 0005

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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