

## 2 Penbury Court Chapel Road, Morganstown

£239,950 Freehold

**IDEAL FIRST TIME BUY OR INVESTMENT** An opportunity to acquire this mid of terrace two bedroom house in a popular location in Morganstown. The property briefly comprises entrance porch, lounge, kitchen/breakfast room and utility room. To the first floor there are two bedrooms and a bathroom. The property also benefits from front and rear gardens, off road parking. EPC Rating : E

Council Tax band: D

Tenure: Freehold

## HALLWAY

Entered via block paved tandem driveway to front with parking for two vehicles. Lawn with shrub borders and pathway to front door.

## PORCH

4' 8" x 2' 2" (1.42m x 0.66m)

Entered via uPVC double glazed doors into porch. Door into lounge/diner.

## LOUNGE/DINER

15' 3" x 12' 2" (4.65m x 3.72m)

uPVC double glazed window to front. Laminate wood flooring. Electric radiator. Laminate wood flooring. Door to:

## KITCHEN/BREAKFAST ROOM

12' 2" x 11' 1" (3.70m x 3.38m)

A modern, recently fitted kitchen to include a wide range of base and eye level units incorporating one and a half bowl composite sink and drainer with complementary work surfaces. Fitted electric oven and hob with extractor hood over. Integrated dishwasher. Space for American fridge/freezer, washing machine and tumble dryer. Feature breakfast bar. Tiled flooring and splash backs. uPVC double glazed window to rear and door to side. Loft access. Electric radiator. Door to WC.

## CLOAKROOM

5' 4" x 2' 3" (1.62m x 0.68m)

Low level WC and wash hand basin. Tiled flooring and splash backs. uPVC double glazed window to rear.

## FIRST FLOOR LANDING

Doors to two bedrooms and shower room. Loft access.

## BEDROOM ONE

12' 1" x 9' 0" (3.69m x 2.74m)

uPVC double glazed window to front. Storage cupboard. Electric radiator.

## BEDROOM TWO

uPVC double glazed window to rear with views towards Castell Coch. Electric radiator.

## SHOWER ROOM

7' 1" x 4' 3" (2.16m x 1.30m)

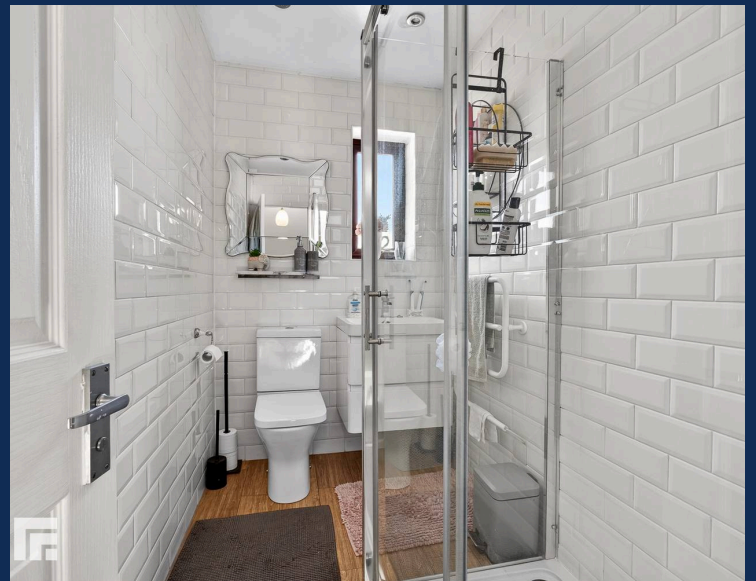
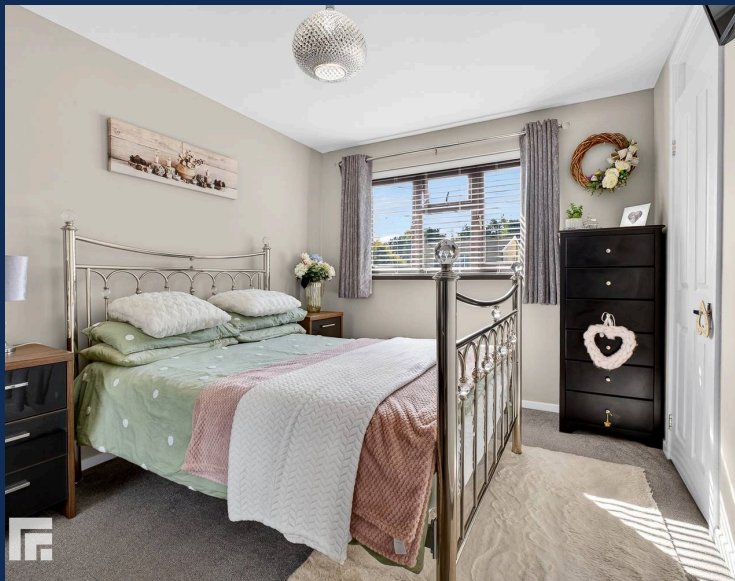
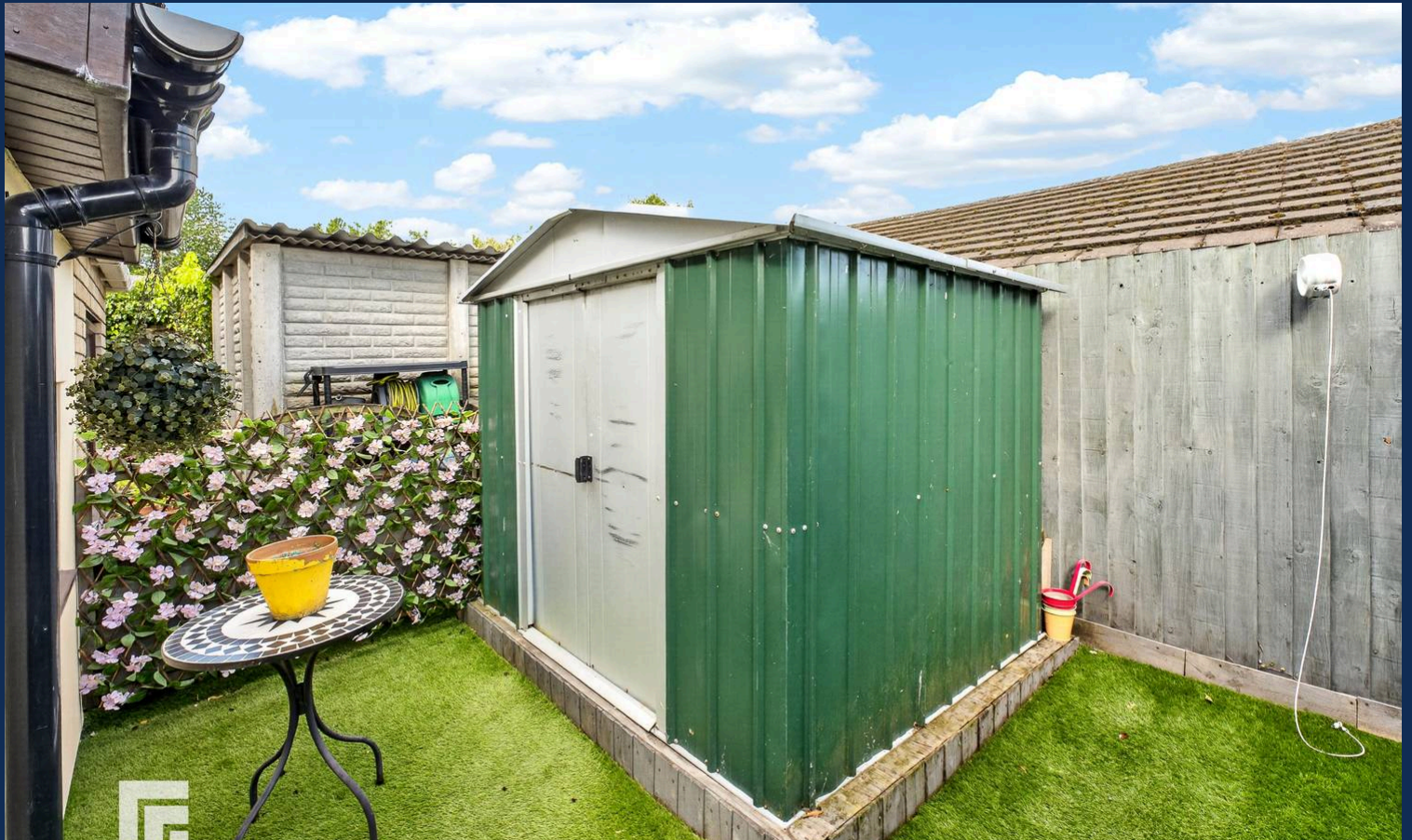
A stylish suite with low level WC, vanity enclosed wash hand basin and fitted shower cubicle with electric shower over. Fully tiled walls and flooring. Spotlights. uPVC double glazed window to rear. Electric towel rail.

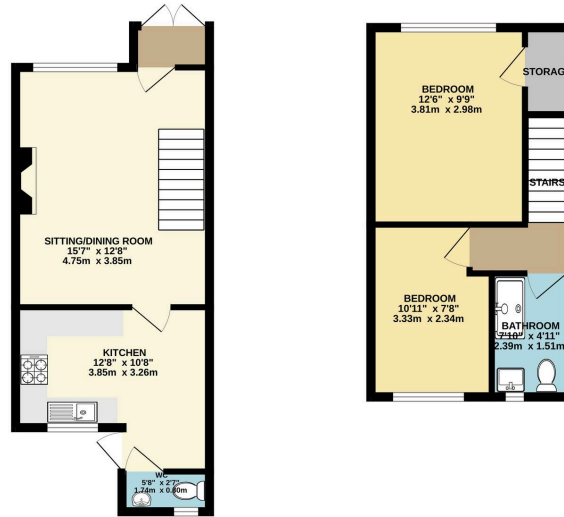
## REAR GARDEN

A well presented, enclosed rear garden mainly artificial lawn. Outside tap. Garden shed. Boundary fence.

## DRIVEWAY

Two car in Tandem driveway





TOTAL FLOOR AREA: 636 sq ft. (59.1 sq m) approx.  
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