



CWRT BOSTON
PENGAM GREEN
CARDIFF CF24 2SF

OFFERS IN EXCESS OF
£260,000



THREE BEDROOM END TERRACED HOUSE



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****IMMACULATELY PRESENTED END-TERRACED HOUSE* NO CHAIN**** MGY are pleased to present for sale, a beautifully presented three bedroom end-terraced house, in the popular Windsor Village development, Pengam Green. The modern property is located in Cwrt Boston, with excellent links to the A48 and local amenities. The spacious accommodation briefly comprises of entrance hall, living room, open plan kitchen/diner, downstairs WC, three bedrooms, including master with en-suite, and family bathroom. The property further benefits from gas central heating, south facing rear garden and driveway with space for two cars. Windsor village benefits from lovely communal gardens, including a park within the development. Viewing highly recommended. No chain.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 775 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Windsor Village is a quiet development situated in Pengam Green, with Tesco Extra and the Four Elms Medical Centre close by. It has excellent transport links to the City Centre, Cardiff Bay, the A470 and M4. The property is also within close proximity to Newport Road Retail Park and a variety of supermarkets, restaurants, fast food and coffee shops, including Starbucks and Costa.

FRONT

Laid to lawn with paving to entrance and large driveway to side. External lighting.

ENTRANCE HALL

11' 5" x 3' 3" (3.5m x 1.0m)

Entered via composite door with glass panel. Spacious entrance hall. Laminate wood effect flooring. Wall mounted radiator. Door leading to living room and cloakroom/W.C. Carpeted stairway to first floor.

LIVING ROOM

15' 5" x 12' 1" (4.7m x 3.7m)

Double glazed uPVC windows to front aspect. Warm and inviting living space. Laminate wood effect flooring. Wall mounted radiator. Coving to ceiling. TV Aerial point. Door leading to kitchen/diner.

KITCHEN/DINER

15' 5" x 9' 2" (4.7m x 2.8m)

Modern fitted kitchen with a range of wall, base and drawer units with worktops, incorporating stainless steel sink, with mixer tap and drainer. A four ring hob with oven beneath and extractor above. Ample storage. Tiled flooring. Part tiled walls. Space for fridge freezer and washing machine. Storage cupboard, housing Vaillant gas boiler (fitted Feb 2024). Wall mounted radiator. Large under stairs storage cupboard. Space for dining table and chairs. Double glazed uPVC windows to rear aspect and additional double glazed sliding doors, leading to rear garden. Ample natural daylight. Open plan kitchen/diner.

CLOAKROOM/W.C

4' 7" x 3' 3" (1.4m x 1.0m)

Obscure double glazed uPVC windows to front aspect. Laminate wood effect flooring. W.C. Wall mounted wash hand basin. Wall mounted radiator.

FIRST FLOOR

Double glazed uPVC window to side aspect. Carpeted flooring. Built in airing cupboard. Access to insulated and partly boarded loft space, with mains lighting. Doors leading to bedrooms and bathroom.

MASTER BEDROOM

11' 5" x 9' 2" (3.5m x 2.8m)

Double glazed uPVC windows to front aspect. Carpeted flooring. Wall mounted radiator. Door leading to en-suite.

EN-SUITE

9' 2" x 3' 3" (2.8m x 1.0m)

Modernised en-suite. Laminate flooring. Part tiled walls. Pedestal wash hand basin. Shower cubicle with rainfall shower and additional shower attachment. W.C. Heated towel rail. Fitted shelving. Shaver point. Extractor.

BEDROOM TWO

10' 2" x 9' 2" (3.1m x 2.8m)

Second double bedroom. Double glazed uPVC windows to rear aspect. Ample natural daylight. Carpeted flooring. Wall mounted radiator.



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BEDROOM THREE

7' 6" x 6' 2" (2.3m x 1.9m)

Double glazed uPVC windows to front aspect. Carpeted flooring. Wall mounted radiator.

BATHROOM

6' 2" x 5' 10" (1.9m x 1.8m)

Modernised bathroom with white three piece suite. Obscure double glazed uPVC windows to rear aspect. Laminate flooring. Part tiled walls. Panelled bath with rainfall shower over and additional shower attachment. Glass shower screen. W.C. Wall mounted wash hand basin. Heated towel rail. Extractor. Shaver point.

GARDEN

Low maintenance south facing rear garden. Laid to lawn with lovely, paved seating area. Ample sun all day through to the evening. Fence surround. Garden shed. Accessed from the kitchen/diner and side gate.

DRIVEWAY

Large driveway to side, with space for two cars. Side gate, leading to rear garden. Ample parking for visitors.

COMMUNAL GARDENS

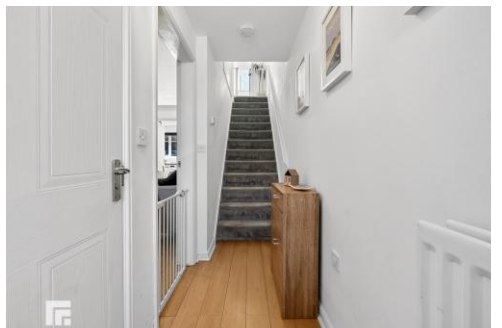
Windsor Village benefits from large communal gardens. Laid to lawn with communal park, seating, paved pathway and street lighting.

TENURE

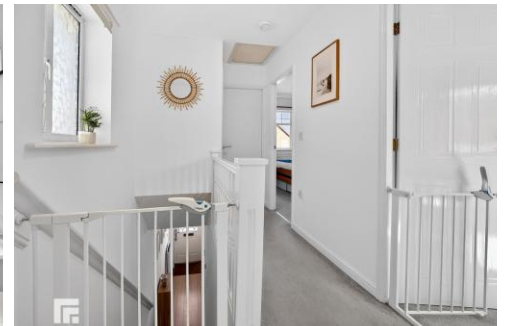
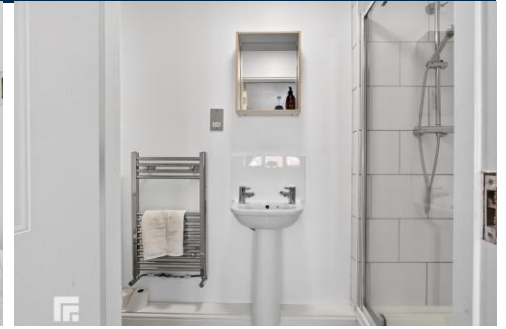
MGY have been advised that the property is freehold.



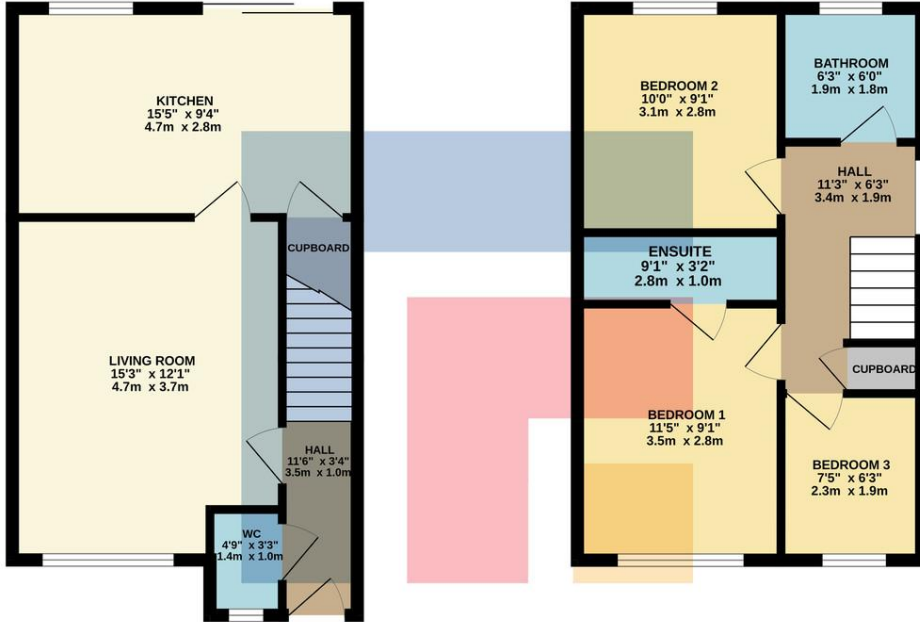
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TOTAL FLOOR AREA: 774 sq.ft. (71.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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.
 Made with Melegix 12020.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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