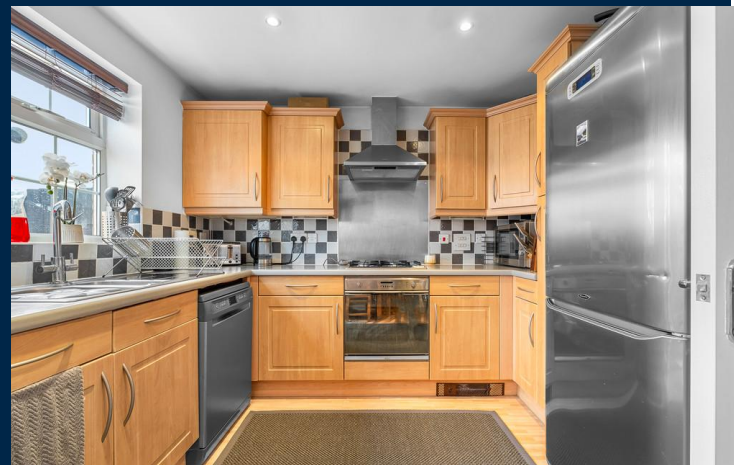
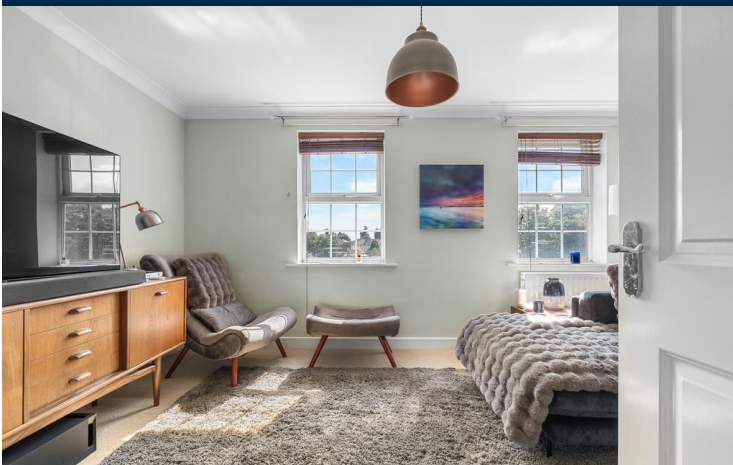


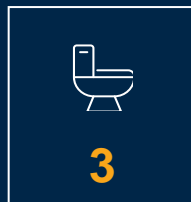
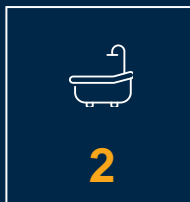


**HART PLACE**  
**PENGAM GREEN**  
**CARDIFF CF24 2TP**

ASKING PRICE OF  
**£325,000**



**FOUR BEDROOM TOWN HOUSE**



**\*\*IMMACULATELY PRESENTED MID-TERRACED HOUSE WITH GARAGE\*\*** MGY are pleased to present for sale, a superb four bedroom Mid-Terraced House, in the popular Windsor Village development, Pengam Green. The property is located in Hart Place, with excellent links to the A48 and local amenities. The spacious accommodation briefly comprises of entrance hall, dining room, separate kitchen/diner and downstairs WC to the ground floor. To the first floor is the lounge, master bedroom with en-suite. There are an additional three bedrooms and bathroom to the second floor. The property further benefits from gas central heating, rear garden and separate garage with driveway. Viewing highly recommended.

#### 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 paved pathway, leading to front door. External lighting.

#### ENTRANCE HALL

Entered via wooden front door. Carpeted flooring. Radiator. Coving. Pendant light fitting. Doors to dining room, kitchen, downstairs WC and stairs leading to first floor.

#### KITCHEN

10' 3" x 14' 2" (3.14m x 4.32m)  
Double glazed uPVC window with fitted blinds and double doors leading to private rear garden. Vinyl flooring. Part tiled walls. Fitted base and wall mounted units. Work surfaces incorporating double stainless steel sink and drainer with mixer tap over. Integrated oven and Smeg four ring gas hob, with stainless steel extractor hood over. Tiled splashback. Space and plumbing for washing machine, dishwasher and fridge freezer. Radiator. Spotlights.

#### DINING ROOM

9' 9" x 10' 2" (2.98m x 3.10m)  
Double glazed uPVC window to front aspect with fitted blinds. Carpeted flooring. Coving. Radiator.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 1,184.03 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### DOWNSTAIRS WC

8' 7" x 5' 6" (2.64m x 1.70m)

WC. Pedestal wash hand basin with mixer tap and tiled splashback. New vinyl flooring. Pendant light fitting. Extractor. Radiator.

#### FIRST FLOOR

##### FIRST FLOOR LANDING

Carpeted flooring. Radiator. Doors leading to lounge and master bedroom. Carpeted stairway, leading to second floor.

##### LOUNGE

11' 9" x 14' 2" (3.60max x 4.34m)

Two double glazed uPVC windows to front aspect with fitted blinds. Carpeted flooring. Coving. Pendant light fitting. Radiator. TV Aerial point. Telephone point.

##### MASTER BEDROOM

12' 4" x 10' 0" (3.77m x 3.06m)

Two double glazed uPVC windows to rear aspect. Carpeted flooring. Radiator. Fitted wardrobes across one wall. Pendant light fitting. Coving. Door to:-

##### ENSUITE

5' 6" x 6' 7" (1.69m x 2.03m)

Fitted ensuite bathroom. Vinyl flooring. Partly tiled walls. Panelled bath, with electric shower over. Pedestal wash hand basin with mixer tap and wall mounted mirror cabinet. W.C. Radiator. Extractor fan.

#### SECOND FLOOR

##### SECOND FLOOR LANDING

Carpeted flooring. Doors leading to three bedrooms, storage cupboard housing hot water tank and bathroom. Access to loft hatch with fitted ladder. Insulated and partly boarded loft space with lighting.



# HART PLACE, PENGAM GREEN, CARDIFF CF24 2TP

## BEDROOM TWO

10' 1" x 14' 2" (3.08m x 4.33m)

Two double glazed uPVC windows to front aspect. Double bedroom. Fitted wardrobes across one wall. Carpeted flooring. Pendant light fitting. Radiator.

## BEDROOM THREE

9' 8" x 6' 9" (2.97m x 2.08m)

Double glazed uPVC window to rear aspect. Radiator. Pendant light fitting. Carpeted flooring.

## BEDROOM FOUR

7' 1" x 10' 0" (2.16m x 3.05m)

Double glazed uPVC window to rear aspect. Radiator. Pendant light fitting. Carpeted flooring.

## BATHROOM

7' 6" x 5' 5" (2.29m x 1.67m)

Fitted bathroom. Vinyl flooring. Partly tiled walls. Panelled bath, with electric shower over. Pedestal wash hand basin with mixer tap and wall mounted mirror above. W.C. Radiator. Extractor fan.

## GARDEN

Excellent rear garden, with ample sun. Part decked and shingled areas with rear gate access. Outside tap and lighting. Fenced borders. Accessed from the kitchen.

## GARAGE

Large single garage with lighting and driveway.

## COMMUNAL GARDENS

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

## TENURE

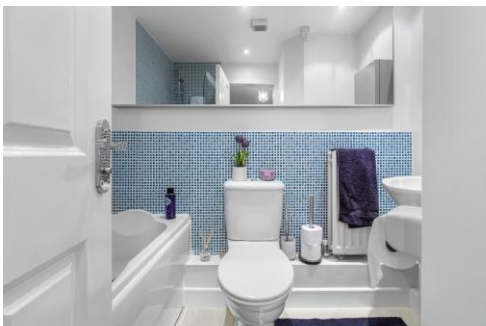
MGY have been advised that the property is FREEHOLD. There is an estate management fee of £820 per annum, which includes the upkeep of all communal areas/communal gardens.



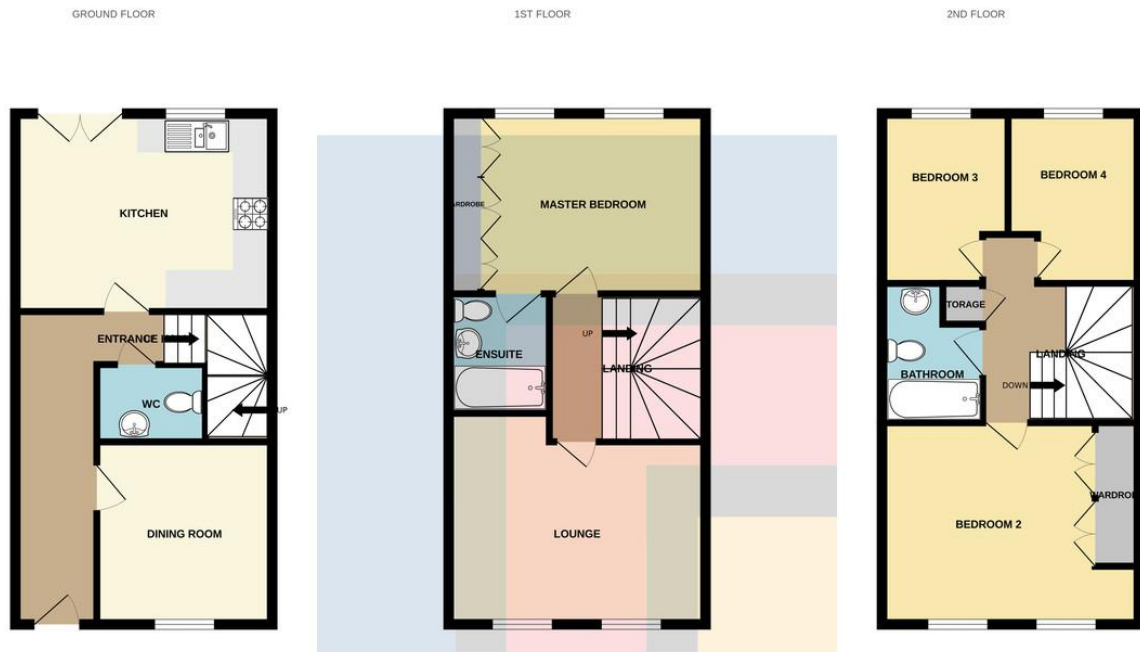
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**CARDIFF** 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



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