

13 Pengam Road
Cardiff

OIEO £250,000



A beautifully presented three bedroom semi-detached family home, offered for sale with no onward chain and having been thoughtfully updated and improved by the current owners. The property is presented in fantastic condition throughout and offers spacious and versatile accommodation, with a modern kitchen, generous living space, useful additional reception room, ground floor WC, enclosed rear garden, driveway and garage.

From the moment you arrive, the property has a lovely welcoming feel. An entrance porch leads into the hallway, with useful under-stairs storage and access to the principal accommodation. To the front is a bay-fronted snug, providing an excellent additional reception room which could be used as a cosy sitting room, home office, playroom or simply a quieter space away from the main living area.

The main living/dining room is an impressive 22ft, providing a lovely amount of space for both relaxing and dining. With plenty of room for comfortable seating and a good-sized dining table, this is a particularly versatile room and the heart of the home.

The modern kitchen is well presented and fitted with a good range of wall and base units, work surfaces and integrated appliances. There is plenty of storage and preparation space, making this a practical and attractive kitchen for everyday family life. A useful ground floor WC completes the accommodation on this level.

To the first floor are three bedrooms and the family bathroom. The principal bedroom is a particularly good size, measuring approximately 13'11" x 12'7", with bedroom two measuring approximately 11'3" x 8'2" and bedroom three approximately 9'9" x 7'8". The family bathroom completes the first floor.

The property has also benefited from a new gas central heating system and radiators, together with upgraded flooring, and the overall standard of presentation is excellent.

Outside, the property has a front garden with a driveway providing off-road parking and access to the garage. The enclosed rear garden is a lovely feature, with a raised decked area, lower patio, lawn and vegetable patches. There is plenty of space for outdoor seating and entertaining, whilst the vegetable beds will appeal to those who enjoy gardening.

The property is conveniently located for local amenities,



Beautifully presented three bedroom semi-detached family home, offered with no onward chain and in fantastic condition throughout. Thoughtfully updated by the current owners, the property benefits from a new gas central heating system and radiators, upgraded flooring and a modern fitted kitchen. The spacious 22ft living/dining room is complemented by a useful bay-fronted snug and ground floor WC. Upstairs are three good-sized bedrooms and a family bathroom. Outside, there is a driveway, garage and attractive enclosed rear garden with raised deck, patio, lawn and vegetable patches. Conveniently located for local amenities, schools, transport links and Cardiff city centre. A lovely home ready to move straight into.

Council Tax Band: C

Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

- Semi Detached Freehold Home with NO CHAIN
- Three Bedrooms
- 22ft Living Room
- Modern 18ft Kitchen
- Snug/Family Room
- Ground Floor Cloakroom
- Family Bathroom
- Driveway and 21ft Garage
- Generous Garden
- Close to Amenities and Transport Links





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