



De Havilland Road, Pengam Green Cardiff CF24 2PL

welcome to

De Havilland Road, Pengam Green Cardiff

****NEW PRICE**** A well-presented end-link in the popular Pengam Green area, within easy reach of local amenities, transport links, and Cardiff City Centre. Featuring a lounge, modern kitchen, two bedrooms, and a family bathroom, plus an enclosed rear garden and off-street parking.

Ground Floor

Entrance

Via a double glazed composite front door into:

Lounge

15' 7" x 11' 11" (4.75m x 3.63m)

Double glazed window to front aspect, radiator, laminate flooring, stairs rising to first floor and access to:

Kitchen/Diner

11' 11" x 9' 2" (3.63m x 2.79m)

Fitted with a range of modern wall and base level units with complementary work surfaces over, sink unit, integrated hob and electric oven, spaces for washing machine and fridge/freezer, upright radiator, tiled flooring, wall mounted combi boiler, double glazed window to rear aspect and double glazed French doors providing access to rear garden.

First Floor

Landing

Loft hatch and doors providing access to:

Bedroom One

11' 11" x 9' 2" (3.63m x 2.79m)

Double glazed window to rear aspect, radiator and powerpoint.

Bedroom Two

11' 11" x 8' 11" (3.63m x 2.72m)

Double glazed window to front aspect, radiator and powerpoint.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, vinyl flooring, spotlights, heated towel rail, extractor fan, built in recess and double glazed window to side aspect.

Outside

Front

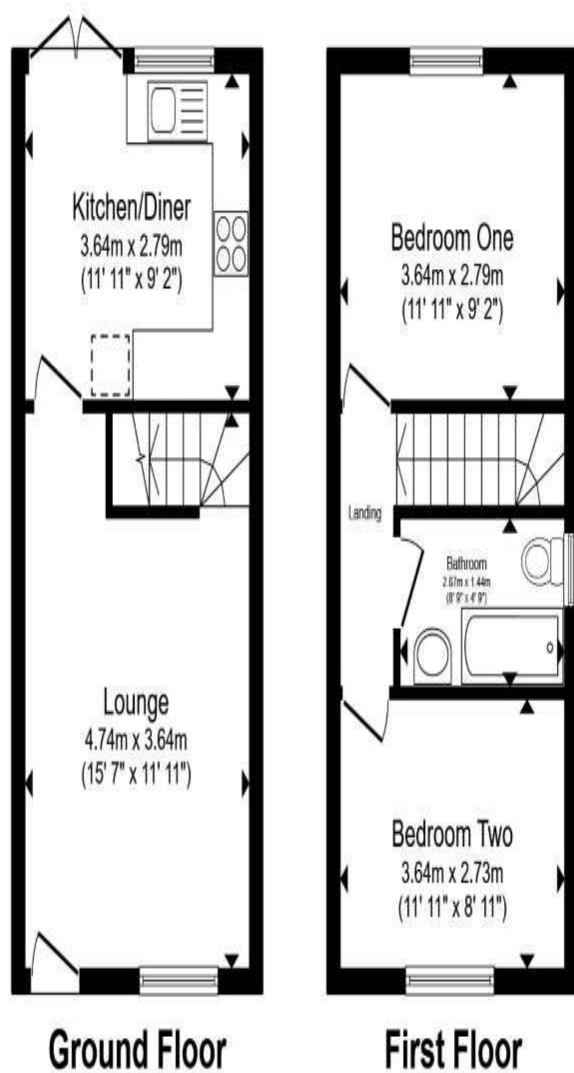
Planted area and driveway providing off street parking.

Rear Garden

Enclosed with patio area, area laid to lawn, hedged to rear, locked gated side access and outside tap.

Agents Note

Agent Note: Please note that an AML fee covers 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.



Total floor area 55.5 m² (598 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
De Havilland Road,
Pengam Green Cardiff

- End Terraced Home
- Two Bedrooms
- Lounge
- Modern Fitted Kitchen/Dining Area
- First Floor Bathroom

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

offers in excess of

£220,000



view this property online allenandharris.co.uk/Property/ROA114953



Property Ref:
ROA114953 - 0004

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


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