



Handley Road, Pengam Green Cardiff CF24 2HF

welcome to

Handley Road, Pengam Green Cardiff

Offered with no onward chain, this three-bedroom semi-detached property enjoys a convenient location close to shops, bus routes, and excellent transport links. The accommodation comprises an entrance hall, cloakroom/WC, lounge, kitchen/diner, conservatory, family bathroom and enclosed rear garden.

Ground Floor

Entrance

Via front door into:

Hallway

Via front door into hallway with door through to lounge, door to cloakroom and stairs giving access to the first floor.

Lounge

11' 4" x 14' 7" (3.45m x 4.45m)

Double glazed window to the front aspect, radiator, door to dining area.

Kitchen/Diner

Fitted with a range of wall and base units with co-ordinating work surfaces over incorporating sink unit and drainer, integrated hob with hood over, oven, space and plumbing for washing machine, power points, tiled splash backs, space for dining table and chairs, radiator, under stairs storage cupboard, door giving access into conservatory.

Conservatory

9' 5" x 10' 1" (2.87m x 3.07m)

Double glazed doors to the rear aspect, tiled flooring.

First Floor

Landing

Doors to all first floor rooms.

Bedroom One

8' 7" x 15' 1" (2.62m x 4.60m)

Double glazed window to the front aspect, radiator, power points.

Bedroom Two

6' 1" x 9' 3" (1.85m x 2.82m)

Double glazed window to the rear aspect, radiator, power points.

Bedroom Three

8' 6" x 9' 3" (2.59m x 2.82m)

Double glazed window to rear aspect, radiator, power points.

Bathroom

Obscured window to side aspect, 3 Piece suite comprising panelled bath, wash hand basin and low level wc, tiled splash backs, radiator.

Outside

Front

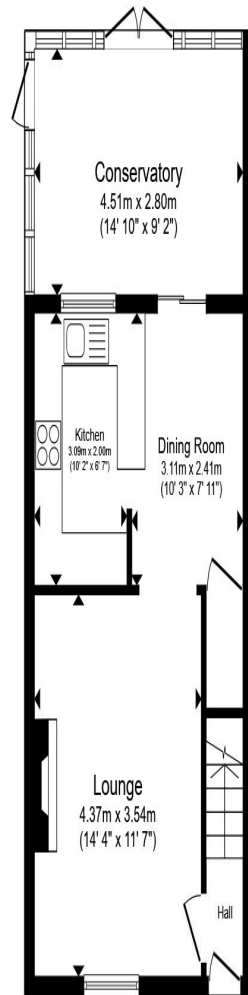
Allocated parking space and leads to front entrance.

Rear Garden

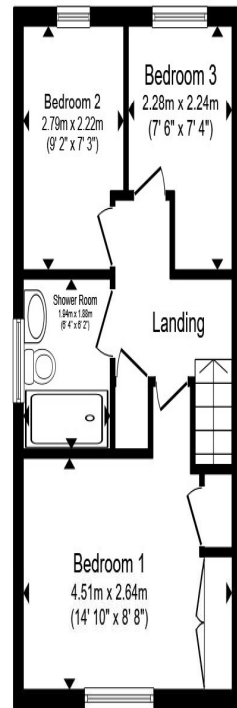
Enclosed with lawned areas, established shrubs and paved patio area.

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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."



Ground Floor



First Floor

Total floor area 81.8 m² (881 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
Handley Road,
Pengam Green Cardiff

- Semi Detached Family Home
- Three Bedrooms
- Lounge
- Fitted Kitchen/Dining Area
- Conservatory

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

offers in excess of

£240,000



view this property online allenandharris.co.uk/Property/ROA115119



Property Ref:
ROA115119 - 0006

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