

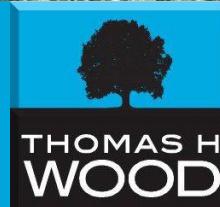


27 Amberley Close

Pontprennau, Cardiff, CF23 8AY

Asking Price Of £200,000

2 Bedrooms





A two bedroom mid terrace home situated in a quiet position on the popular Amberley Close in Pontprennau. This ideal starter home benefits from a new Ideal Logic combination boiler and conservatory and a generous rear garden. The property briefly comprises entrance hallway, lounge, kitchen and conservatory to the ground floor. To the first floor there are two bedrooms, shower room and stairs to loft room via bedroom two.

LOUNGE

11' 9" x 16' 7" (3.59m x 5.07m) (max) with laminate flooring, papered walls, textured ceiling with coving, electric fire and surround. UPVC window to front aspect and radiator with TRV.

KITCHEN

11' 9" x 7' 11" (3.59m x 2.42m) A range of wall and base units and contrasting worksurfaces over. Stainless steel one bowl sink with chrome mixer tap. Space and plumbing for washing machine and dishwasher, plus space for cooker. Tiled floors, painted walls, smooth ceiling, UPVC window overlooking conservatory.

CONSERVATORY

11' 0" x 10' 0" (3.37m x 3.07m) Tiled floors, radiator with TRV, UPVC French doors leading to garden.

LANDING

Carpeted floors, painted walls, textured ceiling and doors to all rooms.

BEDROOM ONE

8' 9" x 13' 8" (2.69m x 4.18m) Overlooking the front aspect of the property with laminate floor, painted walls, textured ceiling, fitted double wardrobe, airing cupboard housing ideal logic combination boiler, UPVC window and radiator with TRV.

BEDROOM TWO

6' 9" x 10' 10" (2.08m x 3.31m) Overlooking the rear aspect of the property with carpeted floors, papered walls, UPVC window, radiator with TRV and stairs to loft room.



LOFT ROOM

9' 10" x 12' 3" (3.01m x 3.75m) With wooden floors, wooden panelling, storage and velux roof window.

SHOWER ROOM

4' 9" x 8' 0" (1.45m x 2.46m) Low-level WC, pedestal wash handbasin with tiled splashback, shower with fully tiled enclosure, glazed shower screen, electric shower and chrome towel radiator.

OUTSIDE

FRONT

A gravel driveway with paved path to front door

REAR

A generous rear garden with laid lawn, mature shrubs and trees. Shed to rear.

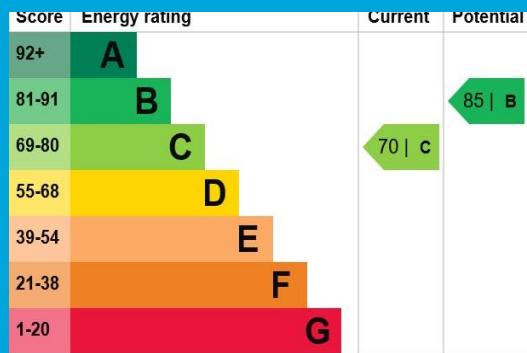
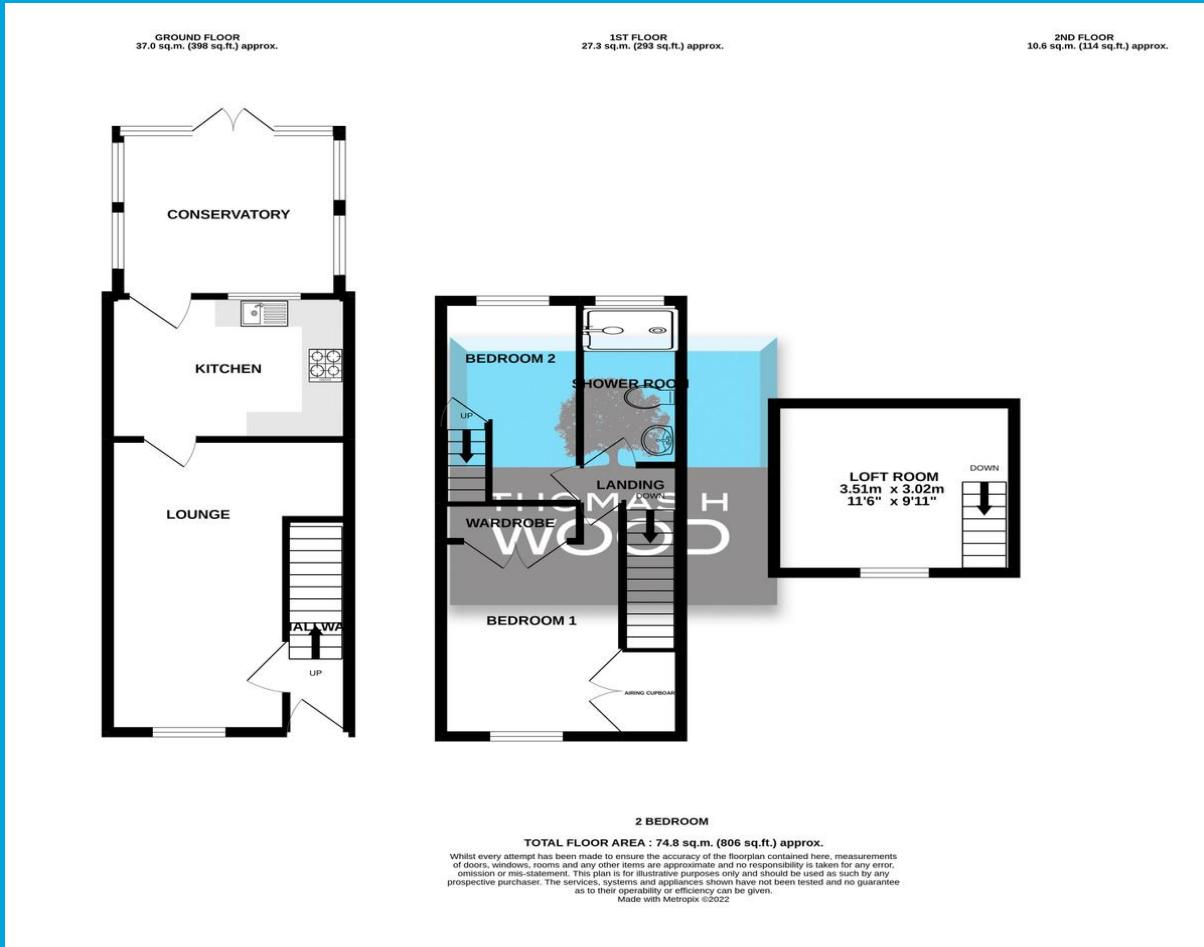
TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band D





14 Park Road, Whitchurch, Cardiff,
CF14 7BQ

www.thomashwood.co.uk
02920 626252
sales@thomashwood.com

Mon-Fri: 9am - 5pm
Sat: 9am - 4pm

