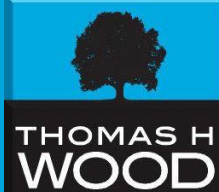




27 Amberley Close

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

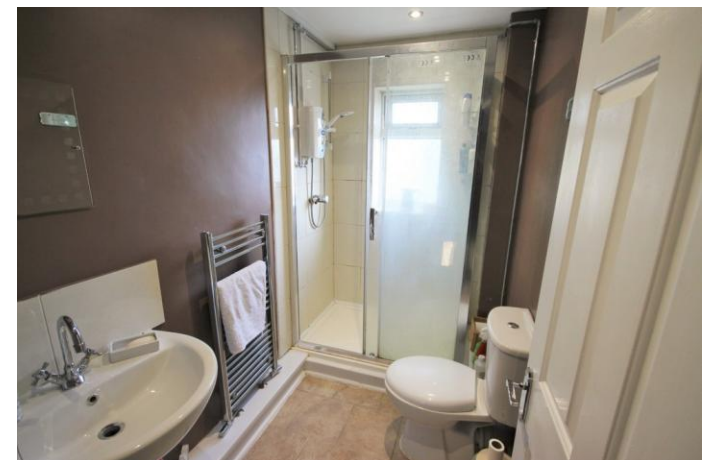
A generous rear garden with laid lawn, mature shrubs and trees. Shed to rear.

TENURE

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

COUNCIL TAX

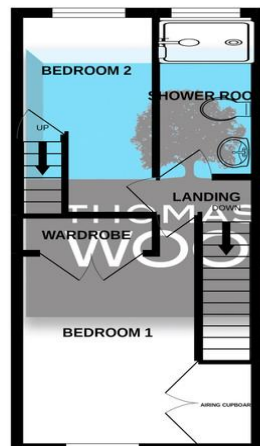
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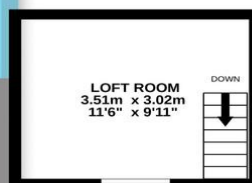
GROUND FLOOR
37.0 sq.m. (398 sq.ft.) approx.



1ST FLOOR
27.3 sq.m. (293 sq.ft.) approx.



2ND FLOOR
10.6 sq.m. (114 sq.ft.) approx.



2 BEDROOM

TOTAL FLOOR AREA: 74.8 sq.m. (806 sq.ft.) approx.

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	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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