

Hogg & Hogg

Estate Agents

5 Ambergate Drive, Pontprennau, Cardiff, CF23 8AX

£230,000



www.hoggandhogg.wales



Property Description

Beautifully presented and improved two-bedroom mid terrace home located in the ever popular area of Pontprennau. With quick and easy access to the M4 and excellent transport links to the City Centre this property is very conveniently located. Two double bedrooms a modern bathroom to the first floor and kitchen and good size living room to the ground floor. In addition, there is a level fully enclosed private garden which benefits from not being overlooked. Off road parking to the front. Close to local amenities with Waitrose Aldi and Lidl very close by and a short drive to Asda and Cardiff Gate retail park. Double glazed throughout and gas central heating with a combination boiler.

HALLWAY/LOBBY

Entrance lobby with Laura Ashley tiled flooring and carpeted staircase leading to the first floor. Modern glass paneled door to living room.

LIVING ROOM

14' 4" x 10' 9" (4.37m x 3.28m)

Light, spacious and tastefully decorated living room with window to the front aspect and door to rear leading to the the kitchen. Plenty of under stair space. Carpeted flooring. Radiator.

KITCHEN DINER

13' 11" x 7' 11" (4.24m x 2.41m)

Range of matching wall and floor units with integral oven and gas hob over with extractor fan above. Space for washing machine and fridge freezer,



Window overlooking the garden with sink and drainer below. Wall mounted 'Baxi' combination boiler. Tiled flooring. Radiator. Part glazed door to the rear garden.

FIRTS FLOOR LANDING

Approached via carpeted staircase to landing area. Storage cupboard and loft access. Access to the bedrooms and bathroom.

BEDROOM ONE

14' 0" x 11' 6" (4.27m x 3.51m)

Double bedroom with window to the front aspect. Radiator. Carpeted flooring.

BEDROOM TWO

10' 9" x 7' 8" (3.28m x 2.34m)

Further double bedroom with window to the rear aspect. Carpeted flooring. Built in wardrobe. Radiator.

BATHROOM

Modern fitted three-piece suite comprising of paneled bath with electric 'mira' shower over, low level w.c and contemporary square wash hand basin set upon a vanity storage unit. Obscured window to the rear. Heated towel rail. Part tiled walls.



FRONT GARDEN

Paved off road parking area for up to two cars. Boundary hedging.

REAR GARDEN

Private enclosed level garden with decked patio area leading to lawn and a further decked seating area beyond ensuring you capture the sun at all times of the day. Boundary fencing.









Ambergate Drive

Approximate Gross Internal Area = 59 sq m / 635 sq ft

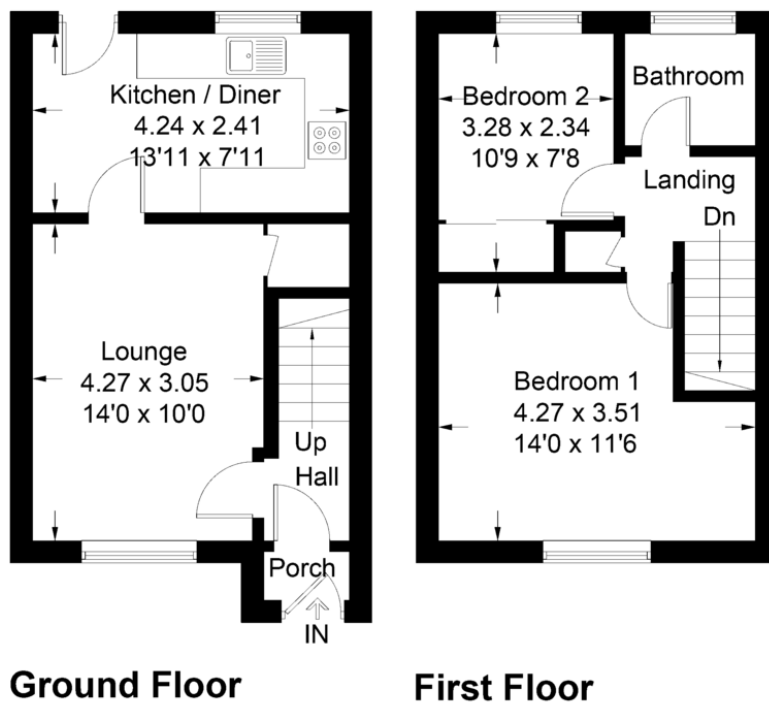
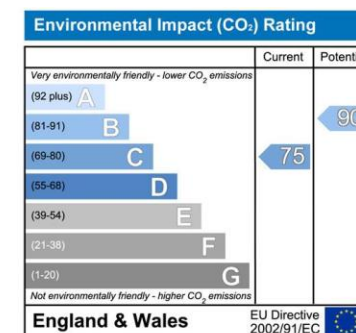
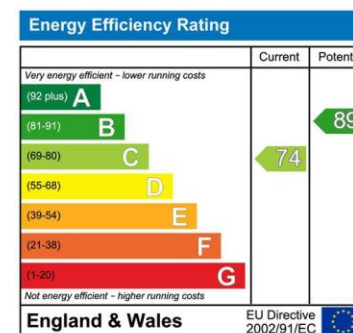


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 466476)



Contact Us

email sales@hoggandhogg.wales

telephone 029 2010 2525

www.hoggandhogg.wales