

2 Penbury Court, Chapel Road,

Morganstown, Cardiff, CF15 8LU



Estate Agents and
Chartered Surveyors

Asking Price Of

£230,000



Mid Terrace Property



Property Description

**** IDEAL FIRST TIME BUY OR INVESTMENT **** An opportunity to acquire this mid of terrace two bedroom house in a popular location in Morganstown. The property briefly comprises entrance porch, lounge, kitchen/breakfast room and utility room. To the first floor there are two bedrooms and a bathroom. The property also benefits from front and rear gardens, off road parking. EPC Rating : E

Tenure Freehold

Council Tax Band D

Floor Area Approx 636 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in this ever popular Cardiff suburb. Radyr is well served by local amenities including shops, a golf course, and other recreational facilities. There are two primary schools and the property is within the catchment for Radyr Comprehensive School. There are regular bus and train services to and from Radyr. There is easy access to the A470 and M4 Motorway.

ENTRANCE

Entered via block paved tandem driveway to front with parking for two vehicles. Lawn with shrub borders and pathway to front door.

PORCH

4' 7" x 2' 1" (1.42m x 0.66m)
Entered via uPVC double glazed doors into porch. Door into lounge/diner.

LOUNGE/DINER

15' 3" x 12' 2" (4.65m x 3.72m)
uPVC double glazed window to front. Laminate wood flooring. Electric radiator. Laminate wood flooring. Door to:

KITCHEN/BREAKFAST ROOM

12' 1" x 11' 1" (3.70m x 3.38m)
A modern, recently fitted kitchen to include a wide range of base and eye level units incorporating one and a half bowl composite sink and drainer with complementary work surfaces. Fitted electric oven and hob with extractor hood over. Integrated dishwasher. Space for American fridge/freezer, washing machine and tumble dryer. Feature breakfast bar. Tiled flooring and splash backs. uPVC double glazed window to rear and door to side. Loft access. Electric radiator. Door to WC.

CLOAKROOM

5' 3" x 2' 2" (1.62m x 0.68m)
Low level WC and wash hand basin. Tiled flooring and splash backs. uPVC double glazed window to rear.

FIRST FLOOR

LANDING

Doors to two bedrooms and shower room. Loft access.

BEDROOM ONE

12' 1" x 8' 11" (3.69m x 2.74m)
uPVC double glazed window to front. Storage cupboard. Electric radiator.

BEDROOM TWO

uPVC double glazed window to rear with views towards Castell Coch. Electric radiator.

SHOWER ROOM

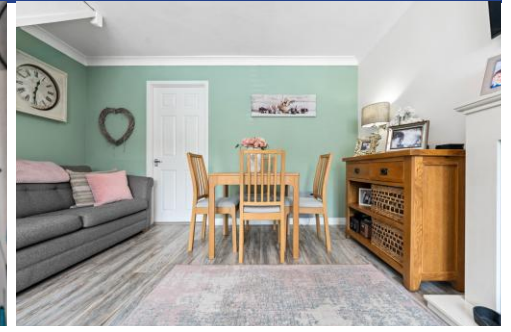
7' 1" x 4' 3" (2.16m x 1.30m)
A stylish suite with low level WC, vanity enclosed wash hand basin and fitted shower cubicle with electric shower over. Fully tiled walls and flooring. Spotlights. uPVC double glazed window to rear. Electric towel rail.

OUTSIDE

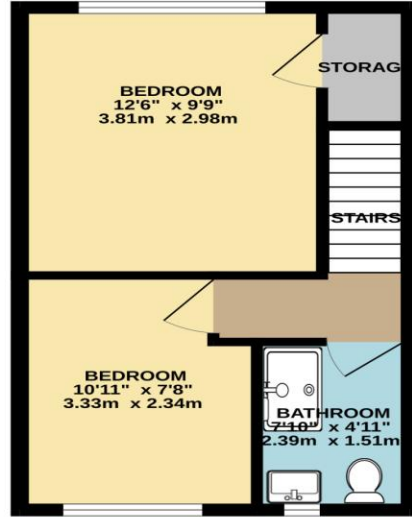
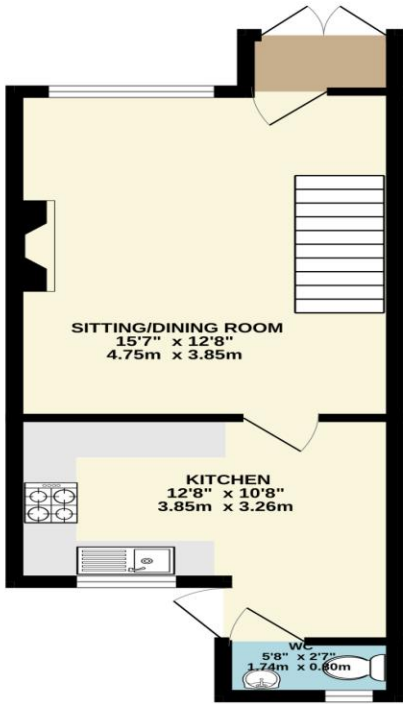
REAR GARDEN

A well presented, enclosed rear garden mainly artificial lawn. Outside tap. Garden shed. Boundary fence.

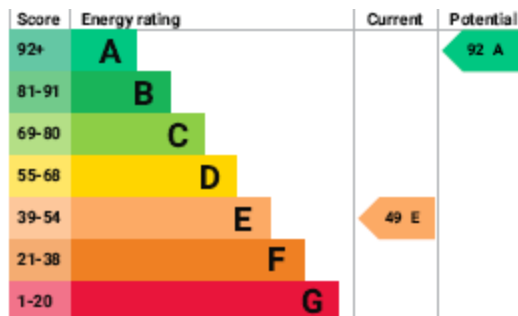
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TOTAL FLOOR AREA: 636 sq.ft. (59.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken 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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