

43 Hampton Court Road,

Penylan, Cardiff, CF23 9DH



Estate Agents and
Chartered Surveyors

Asking Price Of

£475,000



Detached House



Property Description

A spacious detached family home in the sought after area of Penylan close to Colchester Avenue with many shops and amenities. Good transport links to A48 and M4 motorway. The property briefly comprises of hallway, cloakroom, lounge, kitchen/breakfast room, conservatory, four bedrooms and bathroom. Gardens to front and rear with off road parking and garage to front. Viewing highly recommended !

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,237 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is within walking distance to Sainsbury supermarket, newsagents and a couple of other retail outlets. Newport road is close by with a range of retail shops. Good transport links to the city centre and A48. Well regarded schools of all levels in close proximity.

ENTRANCE HALL

Enter into hallway via upvc double glazed front door. Smooth walls and ceiling with a central light pendant and finished with tiled flooring. Double doors opening into lounge plus a doors leading to cloakroom and kitchen. Built in shoe storage. Carpeted staircase leading to first floor.

CLOAKROOM

Fitted with a modern two piece suite comprising wc and wash hand basin. Tiled walls and flooring with a central light pendant.

LOUNGE

21' 5" x 13' 11 max " (6.53m x 4.24m)
Smooth walls and ceiling with two central light pendants and finished with carpeted flooring. Feature free standing electric fireplace and surround. Two upvc double glazed window to front.

KITCHEN/BREAKFAST ROOM

19' 8" x 9' 8" (5.99m x 2.95m)
Fitted with a modern range of base and eye level units with granite stone worktops over. Inset ceramic 1.5 bowl sink unit. Integral washing machine, tumble dryer, dishwasher and fridge/freezer. Two built in ovens with induction hob and cooker hood over. Built in bin storage. Built in butlers pantry with fitted shelving (Can be viewed on appointments) plus extra tall larder cabinet. Matching upstanding, smooth walls and ceiling, spot lighting and tiled flooring to finish. Open to conservatory. Upvc double glazed window to rear.

CONSERVATORY

Upvc double glazed window surround with sliding patio doors. Fitted radiator with tiled flooring.

FIRST FLOOR

Landing - Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to rear. Doors leading to all first floor rooms. Built in airing cupboard. Loft hatch provides access to loft storage which has been boarded.

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BEDROOM ONE

12' 1" x 11' 1" (3.68m x 3.38m)

Smooth walls with textured ceiling with a central light pendant finished with carpeted flooring. Upvc double glazed window to front.

BEDROOM TWO

11' 1" x 8' 11" (3.38m x 2.72m)

Smooth walls with textured ceiling, a central light pendant and finished with carpeted flooring. Upvc double glazed window to front

BEDROOM THREE

9' 9" x 9' 8" (2.97m x 2.95m)

Smooth walls with textured ceiling, a central light pendant and finished with carpeted flooring. Upvc double glazed window to rear.

EDROOM FOUR

11' 3" x 6' 5" (3.43m x 1.96m)

Smooth walls with textured ceiling, a central light pendant and finished with carpeted flooring. Upvc double glazed window to rear.

FAMILY BATHROOM

Fitted with a modern four piece bathroom suite comprising walk in double shower with sliding glass shower screen, separate corner shaped bath, wc and wash hand basin with built in storage. Tiled walls with vinyl flooring and finished with spot lighting. Upvc double glazed obscure window to side.

OUTSIDE

Front - Corner plot providing a front garden mostly laid to lawn with a range of plant, trees and shrubbery. Block paved driveway providing off road parking leading to garage. Side access leading to rear garden.

Rear - An enclosed split level garden can be found to the rear offering a porcelain tiled patio area ideal for outside dining and entertaining with the remainder laid to lawn. A border of plants and shrubbery

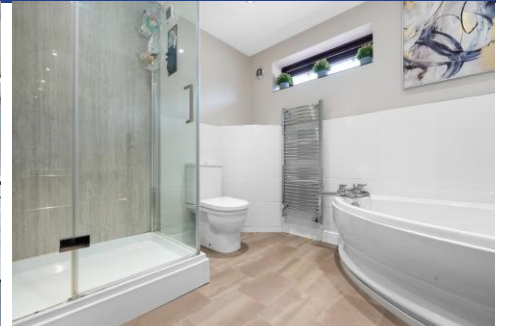
GARAGE

Standard up and over garage door with power sockets and lighting.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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