

34 Nasturtium Way

Pontprenau | Cardiff | CF23 8SF

End Terraced House | Offers In Excess Of £215,000



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PROPERTY DESCRIPTION

LARGER THAN AVERAGE | DONT MISS OUT | MGY are delighted to offer for sale this larger than average two bedroom end of terrace in the sought after area of Pontprennau close to schools, shops and public transport links to the city centre and M4 motorway. The property comprises porch, entrance hall, downstairs w.c, kitchen, good size lounge, conservatory, 2 double bedrooms and a shower room. Outside there is a delightful private and enclosed garden to rear and generous off road parking to front. Early viewing recommended to avoid disappointment

- **Tenure** Freehold
- **Council Tax Band**
- **Floor Area (approx.)**
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE PORCH

uPVC double glazed window with obscured double glazed door. Ceramic tiled floor. Lighting.

ENTRANCE HALL

Entered via wooden door with obscured glazed panels. Textured ceiling. Radiator. Turned staircase to first floor. Door to:-

DOWNSTAIRS CLOAKROOM

uPVC obscured double glazed window to front. Textured ceiling. 2 piece suite comprising low level w.c, wall mounted wash hand basin with tiled splash back. Radiator.

KITCHEN

8' 4" x 7' 4" (2.56m x 2.25m) Range of fitted base and wall units with round edge work surfaces and tiled splash backs incorporating stainless steel sink unit with mixer tap. Integrated fridge/ freezer. Electric cooker point. Recess for slim line dishwasher. Wall mounted 'Vaillant' gas combi boiler. Plumbing for washing machine.

LOUNGE

16' 1" x 13' 7" (max) (4.91m x 4.16m) Sliding doors to conservatory. Textured ceiling. uPVC double glazed window to rear. TV aerial point. Telephone point. Radiator. Door to under-stairs storage cupboard.

CONSERVATORY

uPVC double glazed windows and side screens with door leading to rear garden. Laminate wood flooring. Radiator.

FIRST FLOOR

STAIRS & LANDING

Landing area with access to part boarded loft space.

BEDROOM ONE

13' 8" (into recess) x 11' 3" (into door recess) (4.17m x 3.43m) Two uPVC double glazed windows to rear with countryside views. Fitted double wardrobe with hanging and shelving. Radiator.

BEDROOM TWO

13' 8" x 11' 3" (into door recess) (4.17m x 3.43m) Two uPVC double glazed windows to front. Fitted double wardrobe with hanging and shelving. Radiator.

SHOWER ROOM

uPVC obscured double glazed window to side. Textured ceiling. Ceramic tiled floor. Part tiled walls. 3 piece suite comprising walk in tiled shower cubicle, vanity unit with inset wash hand basin, w.c. Chrome heated towel rail. Extractor fan. Wall mounted shaver point.

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OUTSIDE

FRONT - Gravelled area and driveway to side providing ample off road parking.

REAR- An enclosed West Facing garden. Paved patio areas and ornamental gravel. Water feature. Mature shrubs and floral borders. Garden shed. Wooden door to side leading to front.



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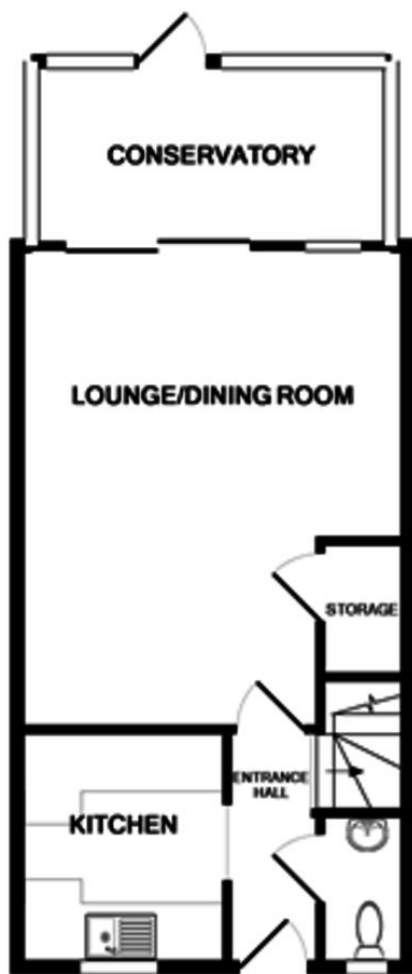
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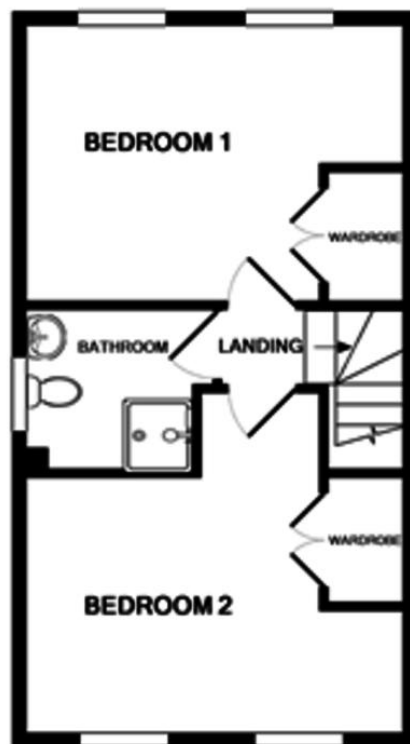
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FLOORPLANS



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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