

Sterling Close

Pengam Green | Cardiff | CF24 2HB

Semi-Detached House | Offers In Excess Of £170,000



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PROPERTY DESCRIPTION

****SEMI-DETACHED HOUSE**NO CHAIN**** An opportunity to acquire a spacious two bedroom semi-detached house, in the popular location of Pengam Green. The property is located in a quiet cul de sac, with excellent links to the A48 and local amenities. The spacious accommodation comprises of entrance hall, living room, separate kitchen, cloakroom, two double bedrooms and bathroom. The property further benefits from a front and rear garden, gas central heating and two allocated parking spaces. No chain. Viewing highly recommended.

- **Tenure** Freehold
- **Council Tax Band** D
- **Floor Area (approx.)** 614 sq ft
- **Viewing Arrangements**
Strictly by Appointment

FRONT GARDEN

Large low maintenance front garden. Gravelled area, with fence surround. Paved pathway, leading to front entrance.

ENTRANCE HALL

Entered via uPVC door, with security spy hole. Laminate flooring. Telephone point. Door to living room and cloakroom. Carpeted stairway, to first floor.

LIVING ROOM

15' 4" x 15' 7" (4.69m x 4.77m) Double glazed uPVC sliding patio doors, to rear garden. Carpeted flooring. Two wall mounted radiators. TV Aerial point. Telephone point. Under stair storage.

KITCHEN

8' 9" x 5' 11" (2.69m x 1.82m) Double glazed uPVC windows, to front aspect. Vinyl flooring. Part tiled walls. Fitted base and wall mounted units. Work surfaces incorporating stainless steel sink. Built in oven and four ring gas hob, with stainless steel extractor hood over. Integrated fridge freezer and washer/ dryer. Extractor fan. Spotlights.

FIRST FLOOR LANDING

Double glazed uPVC window, to rear aspect. Carpeted flooring. Door to master bedroom, bedroom two and bathroom. Access to boarded loft, with fitted loft ladder. Storage cupboard, housing Combi boiler.

CLOAKROOM

4' 11" x 3' 10" (1.52m x 1.17m) Double glazed uPVC window, to front aspect. Carpeted flooring. Part tiled walls. Pedestal wash hand basin. W.C.

MASTER BEDROOM

10' 0" x 8' 9" (3.07m x 2.69m) Double glazed uPVC windows, to front aspect. Carpeted flooring. Built in wardrobe, with mirrored sliding doors. Wall mounted radiator. TV Aerial point. Telephone point.

BEDROOM TWO

9' 0" x 8' 9" (2.75m x 2.68m) Double glazed uPVC windows, to rear aspect. Double bedroom. Carpeted flooring. Built in wardrobe, with mirrored sliding doors. Wall mounted radiator. TV Aerial point.

BATHROOM

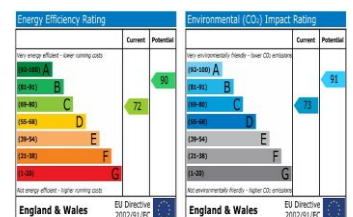
8' 2" x 4' 10" (2.51m x 1.49m) Modern bathroom. Double glazed uPVC windows, to front aspect. Vinyl flooring. Fully tiled walls. Panelled bath, with shower over and glass shower screen. Vanity enclosed wash hand basin. W.C. Heated towel rail. Wall mounted mirror. Extractor fan.

REAR GARDEN

Low maintenance rear garden, with ample sun. Artificial lawn, with part decked, gravelled and paved area. Gated side access.

PARKING

Two allocated parking spaces. Visitor parking.



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