

Sterling Close

Pengam Green | Cardiff | CF24 2HB

End Terraced House | Offers In Excess Of £240,000



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PROPERTY DESCRIPTION

****IMMACULATELY PRESENTED END-TERRACED HOUSE WITH LARGE GARDEN**** MGY are pleased to present for sale, a superb three bedroom End-Terraced House, in the popular area of Pengam Green. The property is located in Sterling Close, with excellent links to the A48 and local amenities. The spacious accommodation briefly comprises of entrance hall, utility room, separate kitchen/diner, living room with Juliette balcony, three bedrooms, two with en-suite and bathroom. The property further benefits from gas central heating, large rear garden and garage, with driveway. Viewing highly recommended.

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (approx.)** 1,237 sq ft
- **Viewing Arrangements** Strictly by Appointment

ENTRANCE HALL

Entered via wooden door, with letter box. Porch area, with laminate flooring. Door leading:

UTILITY ROOM

4' 1" x 6' 3" (1.27m x 1.91m)

Double glazed window to front. Tiled floor and splash backs. Round edged work surfaces incorporating stainless steel sink with hot and cold tap and ample storage throughout with separate storage cupboard underneath stairs. Free standing washing machine and fridge.

BEDROOM THREE

11' 7" x 9' 6" (3.54m x 2.90m)

Double glazed uPVC door, to rear aspect with access to garden. Laminate flooring. Wall mounted radiator. TV point.

EN SUITE

4' 11" x 8' 2" (1.52m x 2.49m)

Double glazed uPVC window, to rear aspect. Tiled flooring. Partly tiled walls. Pedestal wash hand basin. Shower cubicle. W.C. Wall mounted radiator. Shaver point. Extractor fan.

FIRST FLOOR LANDING

Carpeted flooring. Wall mounted radiator. Doors leading to living room and kitchen/diner. Carpeted stairway, leading to second floor.

LOUNGE

17' 1" x 18' 8" (5.23m x 5.69m)

Double glazed uPVC door, leading to Juliette balcony. Additional uPVC window, to front aspect. Carpeted flooring. Two wall mounted radiators. TV Aerial point. Telephone point.

KITCHEN/DINER

17' 0" x 8' 9" (5.20m x 2.67m)

Double glazed uPVC windows and door, leading to balcony with views over the garden. Tiled 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. Splash back. Wall mounted combi boiler. Integrated dishwasher and fridge freezer. Wall mounted radiator. Spotlights.

SECOND FLOOR

Carpeted flooring. Wall mounted radiator. Airing cupboard. Door to master bedroom, bedroom two and bathroom.

MASTER BEDROOM

11' 5" x 9' 7" (3.48m x 2.94m)

Double glazed uPVC windows, to front aspect. Carpeted flooring. One wall mounted radiator. Fitted wardrobes. TV Aerial point. Telephone point. Door to:-

EN SUITE

5' 3" x 8' 0" (1.61m x 2.44m)

Double glazed uPVC window, to front aspect. Tiled flooring. Fully tiled walls. Pedestal wash hand basin. Shower cubicle. W.C. Wall mounted radiator. Shaver point. Extractor fan.

BEDROOM TWO

17' 1" x 9' 8" (5.21m x 2.95m)

Double glazed uPVC windows, to rear aspect. Double bedroom. Carpeted flooring. Two wall mounted radiators. Telephone point.

BATHROOM

5' 9" x 8' 5" (1.77m x 2.58m) Fitted bathroom. Tiled flooring. Partly tiled walls. Panelled bath, with shower attachment. Pedestal wash hand basin and mirror above. W.C. Wall mounted radiator. Extractor fan.

GARDEN

Large rear garden, with ample sun. Laid to lawn, with part decked and paved area with side gate access. Access to bedroom three.

GARAGE

8' 5" x 16' 11" (2.59m x 5.17m) Large garage, with driveway.



FLOORPLANS



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