

Agnes Street  
Penarth | CF64 2JW



**Two Bedroom Mid Terraced House | Asking Price Of £179,950**



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# PROPERTY DESCRIPTION

**\*\*TRADITIONAL MID-TERRACED HOUSE\* NO CHAIN\*** MGY are pleased to present for sale a traditional mid terraced, two bedroom house in the much sought after area of Penarth. Situated in a quiet cul de sac, the property is within walking distance of Penarth town centre, Cogan primary school and Cogan train station. Excellent transport links to the A4232 and M4. The accommodation comprises of entrance hall, living room, dining room, kitchen, lean to, two double bedrooms and bathroom. The property further benefits from gas central heating, double glazing throughout and a low maintenance rear garden. No chain. Viewing highly recommended.

- **Tenure** Freehold
- **Council Tax Band C**
- **Floor Area (approx.)** 840 sq ft
- **Viewing Arrangements**  
Strictly by Appointment

## ENTRANCE HALL

Entered via double glazed aluminium door. Carpeted flooring. Coved ceiling. Wall mounted radiator. Doors leading to living room and dining room.

## LIVING ROOM

9' 7" x 11' 5" (2.94m x 3.48m)  
Double glazed uPVC windows, to front aspect. Carpeted flooring. Feature fireplace. Coved ceiling. Wall mounted radiator.

## DINING ROOM

15' 1" x 12' 1" (4.61m x 3.70m)  
Double glazed uPVC windows, to rear aspect. Carpeted flooring. Coved ceiling. Wall mounted radiator. Under stair storage. Carpeted stairway to first floor landing. Door leading to kitchen.

## KITCHEN

11' 5" x 8' 9" (3.48m x 2.67m)  
Double glazed uPVC window, to side aspect. Vinyl flooring. Wall and base units incorporating stainless steel sink. Integrated oven, with four ring gas hob and new cooker hood over. Space for washing machine and fridge freezer. Wall mounted radiator. Doors leading to bathroom, lean to and an additional storage cupboard.

## LEAN TO

16' 0" x 5' 6" (4.88m x 1.70m)  
Large lean to. Double glazed uPVC window and door, leading to rear garden.

## BATHROOM

8' 5" x 5' 10" (2.57m x 1.78m)  
Double glazed window, to rear aspect. Vinyl flooring. Part tiled walls. Panelled bath, with shower over. Pedestal wash hand basin. W.C. Wall mounted radiator.

## FIRST FLOOR LANDING

Double glazed uPVC window, to rear aspect. Carpeted flooring. Loft access. Doors leading to both bedrooms.

## MASTER BEDROOM

14' 4" x 9' 10" (4.39m x 3.00m)  
Double glazed uPVC windows, to front aspect. Double bedroom. Carpeted flooring. Fitted wardrobes and additional storage. Wall mounted radiator.

## BEDROOM TWO

12' 1" x 10' 11" (3.70m x 3.35m)  
Double glazed uPVC windows, to rear aspect. Double bedroom. Carpeted flooring. Wall mounted radiator. Recently serviced boiler.

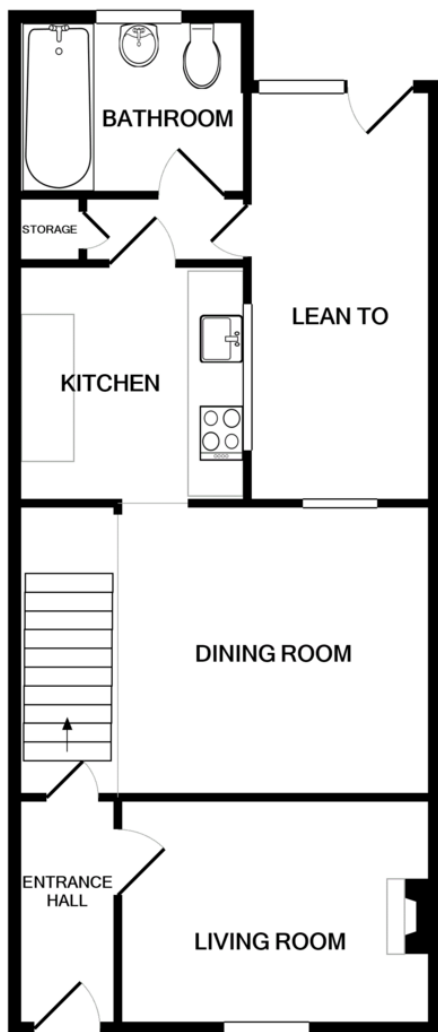
## GARDEN

Low maintenance rear garden. Paved, with surrounding brick wall. Accessed from the lean to.

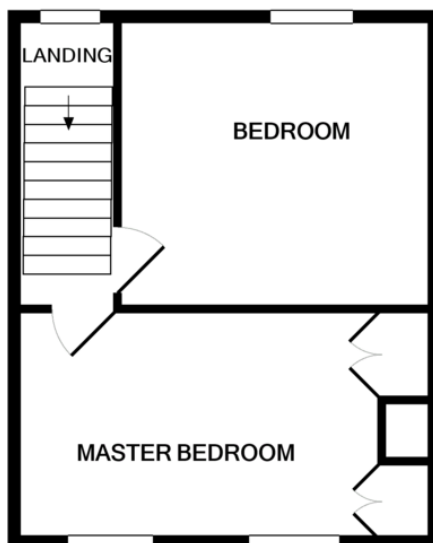




# FLOORPLANS

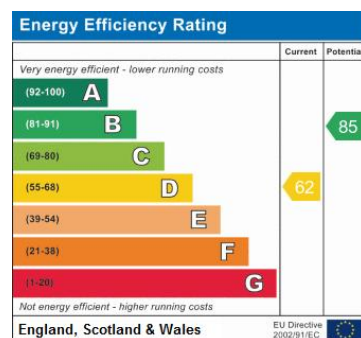


GROUND FLOOR



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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