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MR HOMES
SALES & LETTINGS



Westland Close Pengam Green
Cardiff CF24 2PJ

Asking Price £240,000
Freehold

Overview

- Semi-Detached Family House
- Excellent Condition Throughout
- Cul De Sac Location
- South West Facing Garden
- Private Off Road Parking
- Spacious Open Plan Sitting Dining Room
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom



MR Homes bring to the market this excellent semi-detached house in Westland Close, which is situated in a quiet cul de sac in Cardiff CF24. Locally there is a Tesco superstore, popular gym and a range of further shops and amenities are located on Newport Road. The A48 and M4 offer fantastic links to a range of destinations. Parc Tredelerch and The Coastal path are perfect for the keen walkers and exercise minded people.

The accommodation comprises of an open front garden, entrance hallway, spacious sitting room with oak framed dividing doors into the dining room, fitted kitchen, two double bedrooms and a further single bedroom, family bathroom, South West facing garden and a drive for two cars. The property is presented in excellent condition throughout and is in ready to move into condition. It will appeal to a first time buyer or a growing family looking for the next step on the property ladder.

To arrange a viewing please contact MR Homes on 02920 204555.

EPC Rating = D. Council Tax Band = C.

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FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...



Approach

To the front of the property is an open front garden with path to door, private drive to the side and gate provides direct access into the garden

Entrance Hallway 3' 11" x 5' 5" (1.20m x 1.66m)

A double glazed door with frosted glass panels welcomes you into the residence, stairs with fitted carpet leads to the first floor, wall mounted radiator, wood laminate flooring, power points, door to

Sitting Room 11' 8" x 14' 7" (3.56m x 4.44m)

Double glazed window to front, feature electric fireplace with surround and wooden hearth, bespoke under stair storage cupboards, wall mounted radiator, continuation of wood laminate flooring, tv and power points, bespoke oak framed doors with glass panels open into the dining room

Dining Room 8' 8" x 10' 5" (2.64m x 3.18m)

Double glazed patio doors lead into the garden, wall mounted radiator, continuation of wood laminate flooring, power points, open to

Kitchen 10' 2" x 6' 0" (3.10m x 1.83m)

Double glazed window to rear. A range of wall mounted and floor base units and drawers, roll top work surfaces over, inset stainless steel sink, mixer tap and drainer, tiled splash backs. Integrated 4 ring gas hob, stainless steel extractor hood over, fan assisted oven, dish washer, washing machine and fridge freezer. Inset spotlights, vinyl flooring, power points

First Floor Landing 8' 6" x 8' 11" (2.60m x 2.73m)

Continuation of spindle balustrade and fitted carpet, airing cupboard, access to loft hatch, doors to

Bedroom One 8' 8" x 12' 8" (2.65m x 3.87m)

Double glazed window to front, built in wardrobes, wall mounted radiator, fitted carpet, tv and power points

Bedroom Two 7' 5" x 9' 5" (2.25m x 2.87m)

Double glazed window to rear, wall mounted radiator, fitted carpet, tv and power points

Bedroom Three 7' 9" x 7' 3" (2.35m x 2.22m)

Double glazed window to rear, wall mounted radiator, fitted carpet, power points

Bathroom 6' 7" x 5' 6" (2.0m x 1.68m)

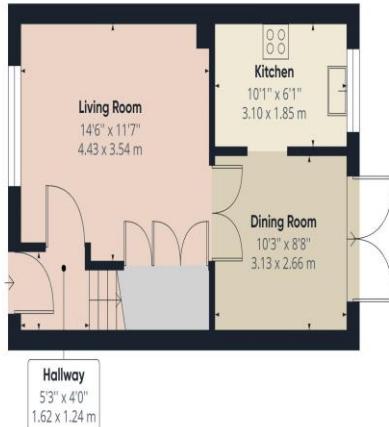
Frosted double glazed window to side. A suite to include a panel enclosed bath with mixer tap and electric wall mounted shower over, pedestal hand wash basin, close coupled wc, wall mounted radiator, tiled walls, vinyl flooring

Rear Garden 23' 11" x 46' 7" (7.3m x 14.2m)

The wonderful rear garden has a decked area directly from the dining room leading to lawn with a range of shrubs, plants and trees, shed and gate to side



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

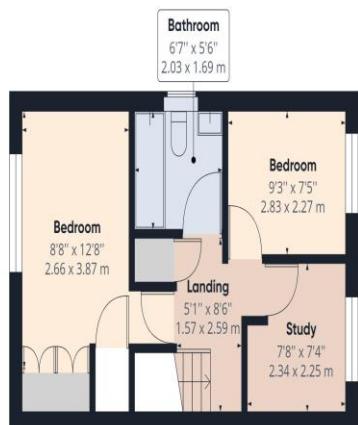


Floor 0 Building 1

Approximate total area⁽¹⁾

705.40 ft²

65.53 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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CARDIFF WEST

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