



Clos Hector, Pengam Green Cardiff CF24 2HL

welcome to

Clos Hector, Pengam Green Cardiff

A well-located detached family home in Pengam Green, close to Tesco, shops, and transport links, with easy access to Cardiff City Centre. Features include a lounge, sitting room, kitchen/diner, utility, WC, four bedrooms (master en-suite), family bathroom, an enclosed rear garden and a double drive.

Ground Floor

Entrance

Via front door into:

Hallway

Stairs rising to first floor and access to:

Lounge

16' 2" x 10' 3" (4.93m x 3.12m)

Double glazed window to front aspect, wood flooring, radiator and opens to:

Sitting Room

17' 2" x 8' 6" (5.23m x 2.59m)

Double glazed window to front aspect, radiator, built in storage cupboard and door providing access to:

Kitchen Area/ Dining Area

24' 2" x 8' 4" (7.37m x 2.54m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob, oven and grill, integrated dishwasher, cooker hood, space for fridge/freezer, spotlights, laminate flooring, radiator, double glazed window to rear aspect, double glazed composite door to side, double glazed sliding doors providing access to rear garden and access to:

Utility Area

Space for washing machine and laminate flooring.

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, radiator, laminate flooring and double glazed window to rear aspect.

First Floor

Landing

Loft hatch and doors providing access to:

Bedroom One

15' x 9' 1" (4.57m x 2.77m)

Double glazed window to front aspect, radiator, built in wardrobe and door providing access to:

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin inset to vanity unit, heated towel rail, tiled flooring flooring and double glazed window to front aspect.

Bedroom Two

10' 4" x 10' 1" (3.15m x 3.07m)

Double glazed window to front aspect and radiator.

Bedroom Three

9' 7" x 8' 8" (2.92m x 2.64m)

Double glazed window to rear aspect and radiator.

Bedroom Four

9' 3" x 7' 2" (2.82m x 2.18m)

Double glazed window to front aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, heated towel rail, vinyl flooring, tiled walls and double glazed window to rear aspect.

Outside

Front

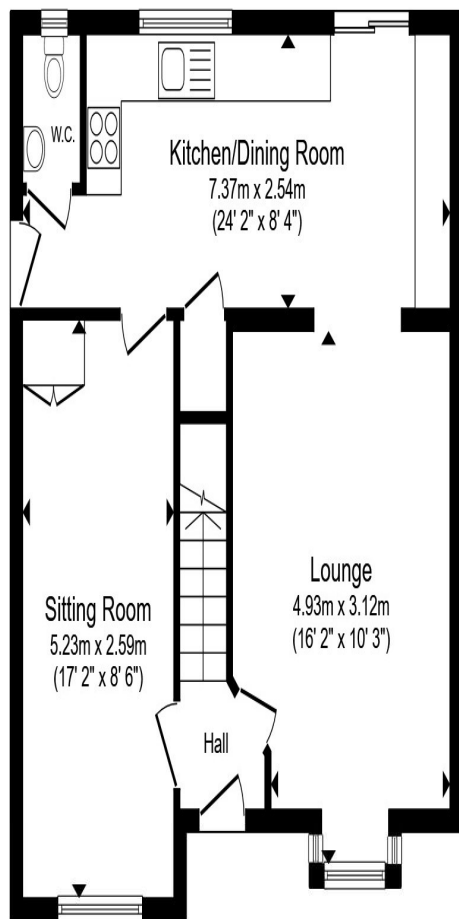
Double drive to front and access via shared drive.

Rear Garden

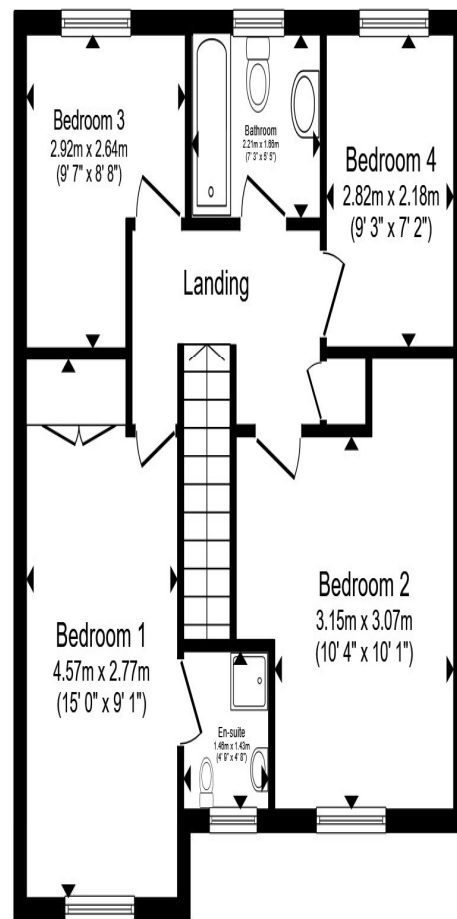
Enclosed with paved patio area and area laid to lawn.

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



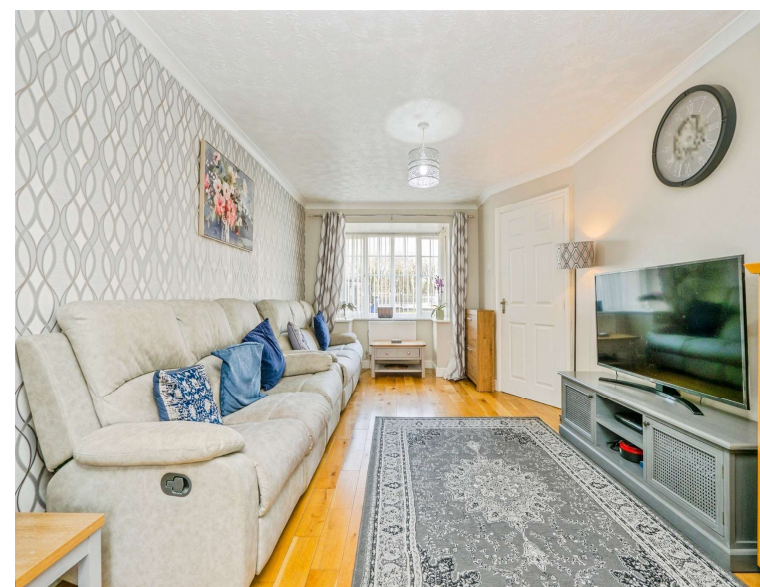
Ground Floor



First Floor

Total floor area 107.2 m² (1,153 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Clos Hector,
Pengam Green Cardiff

- Detached Family Home
- Four Bedrooms
- Master Bedroom with En-Suite
- Lounge and Sitting Room
- Fitted Kitchen Area/Dining Area

Tenure: Freehold EPC Rating: C
Council Tax Band: F

£375,000



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Property Ref:
ROA114575 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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