



PRICE: £205,000 Freehold

- Semi detached house
- Three bedrooms
- Driveway & garage
- Popular location
- No onward chain
- EPC Rating - E

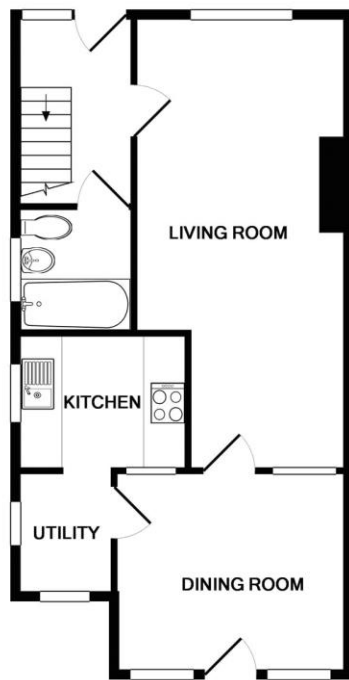


Call our Roath office: 029 2048 4898

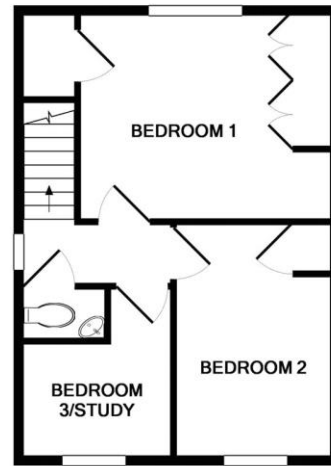
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MOGINIE
JAMES

Situated in this sought after area of Penylan, is this three bedroom semi detached house. Requiring updating the property offers entrance hall, bathroom, through living room, dining room, utility area and kitchen on the ground floor and there are two double bedrooms, a third single bedroom/study and wc on the first floor. To the front is a driveway and gravelled area and double gates leading to extended driveway to the garage and rear garden. Offered for sale with no onward chain.



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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Ground Floor:

Entrance Hall: Entered via an obscure upvc double glazed front door with obscure upvc double glazed side window, fitted carpet, stairs to the first floor and storage cupboard under stairs. Wooden panelled door to:

Bathroom with wc: 6'1" x 5'5" (1.85m x 1.65m). With tiled walls and suite comprising: bath with mains shower over, pedestal wash hand basin and wc. Obscure upvc double glazed window to the side.

Through Living Room: 21'10" (6.65) (max) x 10'3" (3.12) (max, into alcove). With fitted carpet, coved ceiling, fireplace to chimney breast and upvc double glazed window to the front. Obscure glazed door and side window to:

Dining Room: 11'3" (3.43) (max) x 9'9" (2.97) (max). With fitted carpet and upvc double glazed door to the rear garden matching windows either side. Door to:

Utility Area: With wall and floor level units, upvc double glazed window to the rear and obscure upvc double glazed window to the side. Opening to:

Kitchen: 8'3" x 6'7" (2.51m x 2m). With a range of wall and floor level units, roll top work surface, stainless steel sink and drainer, 4 ring electric hob, Bosch fan assisted oven below, extractor hood over, space for washing machine, tiled splash back and upvc double glazed window to the side.

First Floor:

Landing: With fitted carpet, access hatchway to the loft with pull down ladder and upvc double glazed window to the side. Wooden panelled doors to:

Bedroom One: 12'4" x 10'1" (3.76m x 3.07m). With storage over stairs, fitted wardrobe and upvc double glazed window to the front.

Bedroom Two: 11'5" x 7'9" (3.48m x 2.36m). With fitted carpet, cupboard housing water tank and upvc double glazed window to the rear.

Bedroom Three/Study: 8'6" (2.6) (max) x 7'10" (2.4) (max). With fitted carpet, fitted cupboard and upvc double glazed window to the rear.

Wc: With suite comprising: wash hand basin and wc.

Outside:

Front Garden: Driveway and gravelled area. Double gates leading to extended driveway to:

Garage: With up and over door.

Rear Garden: With patio area, side borders, lawned area and outside tap.

Services: Electricity, water and drainage.

Tenure: WE HAVE BEEN INFORMED THAT THE PROPERTY IS FREEHOLD BUT PLEASE VERIFY THIS VIA YOUR LEGAL REPRESENTATIVE.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Moginie James are the seller's agent for the sales and marketing of the property described on these particulars and your conveyancer is legally responsible for ensuring that the purchase agreement protects your position as purchaser. Moginie James make detailed enquiries of the seller to ensure that the particulars are as accurate as possible. However if you become aware that any of the information provided to you is not accurate please inform Moginie James as soon as possible so we can make the necessary correction. The services have not been tested.

Accreditations & Partners

