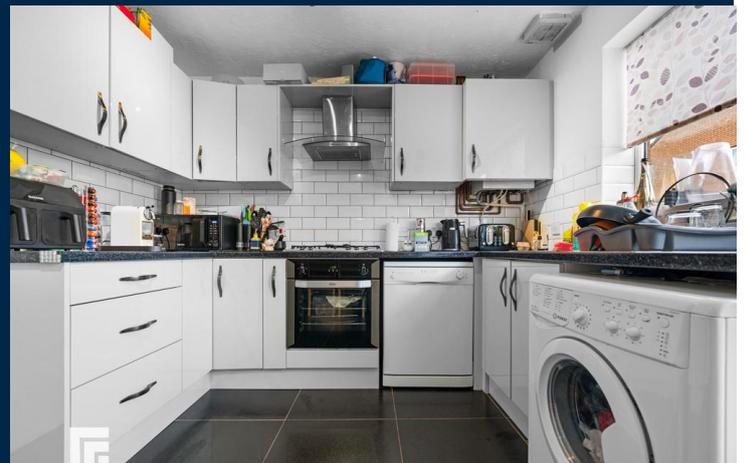


**CLOS AVRO**  
**PENGAM GREEN**  
**CARDIFF CF24 2HN**

ASKING PRICE OF  
**£200,000**



**SEMI-DETACHED HOUSE**



**2**



**1**



**1**



**1**

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 570 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**\*\*BEAUTIFULLY PRESENTED, TWO BEDROOM, SEMI-DETACHED HOUSE\*\***  
MGY are delighted to bring to market this two bedroom, semi-detached family home situated on Clos Avro, Pengam Green. The modern accommodation briefly comprises entrance into lounge, kitchen/diner, two double bedrooms and family bathroom. The property further benefits from a low maintenance rear garden, driveway with space for two cars, double glazing throughout and gas central heating. Ideal first time purchase. \*Viewing highly recommended\*

#### LOCATION

The property is situated in a quiet location and is within walking distance to Tesco Extra and the Four Elms Medical Centre. It has excellent transport links to the City Centre, Cardiff Bay, the A470 and M4. The property is also within close proximity to Newport Road Retail Park and a variety of supermarkets, restaurants, fast food and coffee shops, including Starbucks and Costa.

#### FRONT GARDEN

Laid to lawn. Driveway with space for two cars. External lighting.

#### LOUNGE

13' 5" x 12' 7" (4.11m x 3.86m)

Front door leading straight into lounge area. Security alarm system. Laminate wood effect flooring. Under stair storage area. Pendant light fitting. TV and telephone point. Radiator. Double glazed windows to front aspect. Power points. Door leading to kitchen. Carpeted stairs rising to first floor.

#### KITCHEN

12' 7" x 9' 6" (3.86m x 2.90m)

Tiled flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over. Ample storage. Inset stainless steel sink and drainer with mixer tap over. Five ring gas hob with electric oven beneath and extractor hood over. Tiled splashback. Space for washing machine, dishwasher and fridge/freezer. Storage cupboard housing Combi-boiler. Space for dining table and chairs. Power points. Radiator. Pendant light fitting. Double glazed windows to rear aspect. Double glazed door leading to rear garden.

#### FIRST FLOOR

Obscure double glazed uPVC window to side. Carpeted flooring. Doors leading to bedrooms and bathroom. Loft access.

#### MASTER BEDROOM

12' 7" x 9' 8" (3.86m x 2.95m)

Carpet to floor. Double glazed windows to front aspect. Pendant light fitting. Radiator. Power points. Built in double wardrobe.

#### BEDROOM TWO

12' 0" x 6' 6" (3.68m x 2.00m)

Carpet to floor. Large built in wardrobe with mirrored sliding doors. Pendant light fitting. Radiator. Double glazed windows to rear aspect. Additional built in storage cupboard. Power points.

#### BATHROOM

Modern bathroom. Tiled flooring and partially tiled walls. White three piece suite comprising W.C, vanity wash hand basin with mixer tap over and storage beneath, panelled bath with hot and cold tap over and mains powered shower above. Glass shower screen. Shaver point. Pendant light fitting. Extractor fan. Heated towel rail. Spotlights.

#### REAR GARDEN

Low maintenance enclosed rear garden. Laid to lawn, with paved seating area and fence surround. External lighting and power points. Accessed from the kitchen. Additional side gate, providing access to the rear garden.

#### TENURE

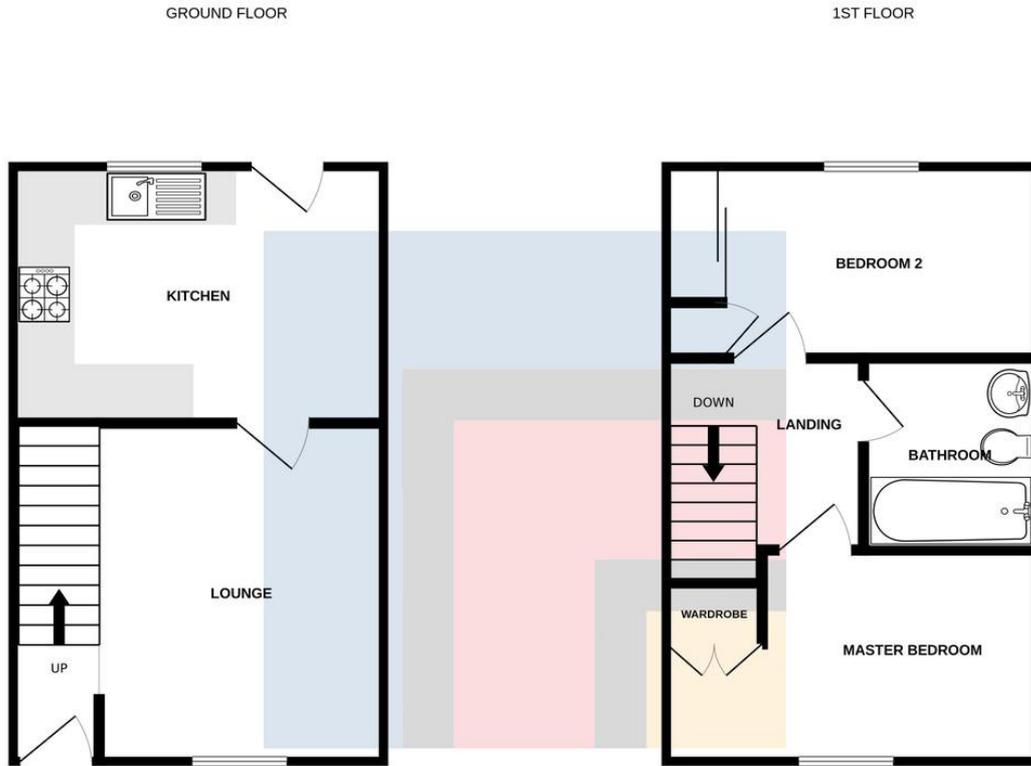
MGY have been advised that the property is FREEHOLD.



# CLOS AVRO, PENGAM GREEN, CARDIFF, CF24 2HN



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**CARDIFF** 029 2046 5466

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