

10 Tangmere Drive,

Cardiff, CF5 2PP

Asking Price Of

£165,000



Estate Agents and
Chartered Surveyors



Semi-Detached House



Property Description

**** ONE BEDROOM PROPERTY ** NO CHAIN **** A one bedroom cluster style house in a choice position, being close to transport links and local amenities. Porch, outside storage cupboard, lounge with spiral staircase to first floor and an opening to the neat fitted kitchen. To the first floor is a double bedroom with built in wardrobe and a separate bathroom with shower over bath. Gas central heating. Lawned front garden. Parking area. NO CHAIN. EPC Rating: C

Tenure Freehold

Council Tax Band C

Floor Area Approx 404 sq.ft.

Viewing Arrangements
Strictly by appointment

LOCATION

This property is situated in a much sought after residential area and well served by many local amenities all within walking distance. These include a local shopping precinct with medical and dental practices, a pharmacy, supermarket, post office, newsagent, train station and regular bus services to the City Centre and surrounding areas. There is also a leisure centre close by which offers a variety of sporting facilities.

ENTRANCE

With canopy entrance porch and storage cupboard. UPVC entrance door to property.

LOUNGE

15' 7" x 13' 0" (L-shaped) (4.75m x 3.97m)

With windows to front and side. Spiral staircase to first floor. Wall mounted combi gas central heating boiler. Two radiators. Opening to kitchen.

KITCHEN

6' 6" x 5' 6" (1.99m x 1.70m)
With units and worktops to three sides. Inset stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Space for fridge freezer. Plumbing for washing machine. Wall cupboards. Window to front.

FIRST FLOOR

LANDING

Approached via a spiral staircase leading to the first floor landing. Doors to bedroom and bathroom.

BEDROOM

12' 11" x 8' 0" (3.96m x 2.44m)
Windows to front and side, a good sized double bedroom. Built in wardrobe and additional built in storage cupboard. Radiator.

FAMILY BATHROOM

White suite comprising low level wc, wash hand basin, panelled bath with shower above. Swivel shower screen. Tiled flooring. Wall tiling to splash back areas. Obscured glass window. Radiator.

OUTSIDE

FRONT GARDEN

Area of lawn to front.

PARKING

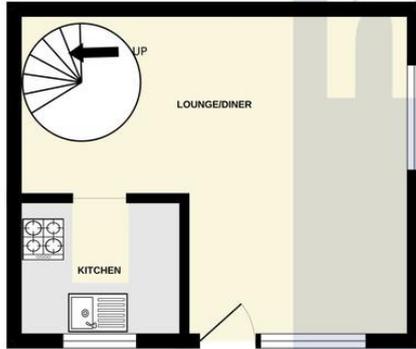
Large parking area. Please see site plan for further info.

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GROUND FLOOR
202 sq.ft. (18.8 sq.m.) approx.



1ST FLOOR
202 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA: 404 sq.ft. (37.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 74 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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