

**12 Panteg Close, Michaelstone
Cardiff
CF5 4TW**

Porch

Entered via a 1/2 glazed Upvc door. Tiled floor. Fully glazed Upvc doors leads into

Entrance Hall

Being a 'Z' shaped passageway with doors leading off to kitchen, two bedrooms and shower room W.C. Loft space with pull down ladder. Two radiators. LaminaTE FLOOR.

Dining Room 9'10" x 8'4"

Entered off kitchen into this bright room with window to side. Radiator. Coved ceiling. Timber floor running through to lounge via a feature archway opening



Lounge 19'0" x 11'10"

A lovely sized living room with plenty of natural light coming from a large window to front. Coved ceiling. Radiator. Down lighting



Kitchen 10'9" x 9'9"

A well-planned fitted kitchen boasting a good selection of cream gloss wall and base units incorporating ample worktop space and stainless-steel sink unit & mixer tap. There are a selection of integrated appliances to include dish washer, washing machine, fridge, freezer, gas hob & electric double oven with matching extractor canopy. Tiled splash backs. Tiled floor. Window & 1/2 glazed Upvc door to side.



Bedroom One 11'9" x 9'10" (min)

Double bedroom boasting a fitment of wardrobes and cabinets. Window. Radiator. Laminate floor. Coved ceiling



Bedroom Two 9'10" x 9'10"

second double bedroom again featuring fitted wardrobes. Radiator. Laminate floor. Coved ceiling. Upvc patio doors leading to:



Conservatory 12'3" x 8'11"

a nice addition to the property is this good sized Upvc glazed conservatory with tiled floor. Radiator. Door leading out to rear garden



Shower Room W.C. 13'5" x 5'7"

A very nicely renovated area with quality ceramics to walls and floor. White suite comprising of a low-level W.C. Wash hand basin and large Walkin tiled & glazed cubicle with chrome mains fed mixer shower complimented by storage and vanity units. Window. Chrome heated towel rail.



Front Garden

Featuring a brick-based forecourt offering off road parking. Raised area with artificial lawn. Brick wall. Pedestrian gate to side leading to :

Rear Garden

A good-sized level area based with 'Flag Stones'. Garden is enclosed by block work and recently installed Profile fencing. There is a good-sized timber shed that doubles up as a workshop with power & light supply



Garage

With remote control door. Power& Light. Pedestrian door to rear.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other

item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

TENURE

The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		62
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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property sales lettings property management



12 Panteg Close, Michaelstone, Cardiff, CF5 4TW



Really Must Be Viewed! Situated At This Private Residential Area To The West Of The City Can Be Found This Much Improved And Very Nicely Presented Detached Bungalow In Lovely Condition Throughout. Accommodation Briefly Comprises Of Porch, Entrance Hall, Very Spacious 19' Lounge Through To Dining Room, Fitted Kitchen With Intergrated Appliances, Two Double Bedrooms With Fitted Wardrobes, uPVC Conservatory & Quality Shower Room W.C. Landscaped Gardens To Both Front & Rear. Garage With Remote Control Door. Large Shed/Workshop. Off Road Parking. Upvc Windows & Doors. Gas Central Heating. Quick Sale Can Be Offered!