



Bishop Hannon Drive, Cardiff. CF5 3QQ

DanielMatthew
ESTATE AGENTS

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£169,950

Daniel Matthew Estate Agents are pleased to offer for sale this two bedroom mid terrace property with fantastic views over the green fields, the property is located in the popular development of Pentrebane. The property comprises hallway, lounge/diner and kitchen. To the first floor two bedrooms and bathroom. Further benefits are enclosed front garden, sold with no ongoing chain, this is an ideal home for first time buyers/investors. The property is close to local amenities, schools and great transport links to and from Cardiff City Centre. Viewing's are recommended, please contact a member of our team on 01446 502806.

Entrance Hallway

Enter via UPVC door, artexed ceiling, plain walls, tiled flooring, doors leading to lounge and kitchen.



Lounge

(14' 6" x 13' 11") or (4.42m x 4.23m)

Window to front aspect, artexed ceiling, plain walls, fitted carpet, radiator, stair case leading to first floor.

Kitchen

(12' 6" x 5' 9") or (3.80m x 1.75m)

Window to front aspect, artexed ceiling, plain walls, tiled flooring, a range of wall and base units with complimentary work surfaces, space for oven, plumbing for washing machine, stainless steel sink with mixer tap, integrated fridge/freezer, extractor fan.

Landing

Bedroom One

(10' 8" x 10' 8") or (3.25m x 3.24m)

Window to front aspect, artexed ceiling, plain walls, fitted carpet, radiator, built in cupboard.

Bedroom Two

(8' 11" x 6' 0") or (2.72m x 1.82m)

UPVC double glazed window to front aspect, artexed ceiling, plain walls, fitted carpet, radiator.

Bathroom

(6' 3" x 5' 11") or (1.90m x 1.80m)

Artexed ceiling, tiled walls, tiled flooring, three piece white suite comprises low level WC, pedestal wash hand basin, panelled bath with glass screen and mixer tap.



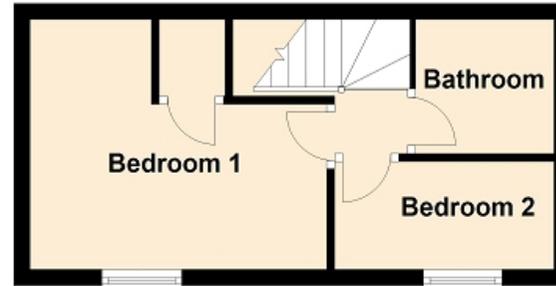
Ground Floor

Approx. 22.4 sq. metres (240.9 sq. feet)



First Floor

Approx. 20.3 sq. metres (218.2 sq. feet)



Total area: approx. 42.7 sq. metres (459.1 sq. feet)

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.