

property details **approval form**

8 Handley Road, Pengam Green, Cardiff, South Glamorgan, Wales, CF24 2HF

Date: 25 August 2026

Property Ref and Version: ROA115119 - 0003

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Allen & Harris office: 84 Albany Road, CARDIFF, South Glamorgan, CF24 3RS

T 029 2046 4744 **E** roath@allenandharris.co.uk

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>> **price**

offers in excess of £240,000

Tenure: Freehold

>> **key features**

- > Spacious Semi Detached Home
- > Three Bedrooms
- > Conservatory
- > Fitted Kitchen
- > Cloakroom/wc
- > Enclosed Gardens
- > Driveway
- > EPC Rating: Awaited

>> **short description**

****NO CHAIN**** offered on this spacious, well presented three bedroom home situated in a great location with access to excellent transport links including walking distance of shops, bus routes and easy access to transport links.

>> **long description**

A semi detached property situated in a great location offered with no chain. The property briefly comprises entrance hall, cloakroom/wc, lounge, kitchen/diner, conservatory, three bedrooms and bathroom. There is gas central heating, double glazing and enclosed gardens. The property also benefits from off road parking.

The property is within walking distance of shops, bus routes and excellent transport links.

>> **directions**

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>> **Agent Note**

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>> room description

Agents Note

Agent Note: Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance

Via front door into:

Hallway

Via front door into hallway with door through to lounge, door to cloakroom and stairs giivng access to the first floor.

Lounge

11' 4" x 14' 7" (3.45m x 4.45m)

Double glazed window to the front aspect, radiator,door to dining area.

Kitchen/Diner

Fitted with a range of wall and base units with co-ordinating work surfaces over incorporating sink unit and drainer, integrated hob with hood over, oven, space and plumbing for washing machine, power points, tiled splash backs, space for dining table and chairs, radiator, under stairs storage cupboard, door giving access into conservatory.

Conservatory

9' 5" x 10' 1" (2.87m x 3.07m)

Double glazed doors to the rear aspect, tiled flooring.

Landing

Dooors to all first floor rooms.

Bedroom 1

8' 7" x 15' 1" (2.62m x 4.60m)

Double glazed window to the front aspect, radiator, power points.

Bedroom 2

6' 1" x 9' 3" (1.85m x 2.82m)

Double glazed window to the rear aspect, radiator, power points.

Bedroom 3

8' 6" x 9' 3" (2.59m x 2.82m)

Double glazed window to rear aspect, radiator, power points.

Bathroom

Obscured window to side aspect, 3 Piece suite comprising panelled bath, wash hand basin and low level wc, tiled splash backs, radiator.

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Outside

There is an enclosed garden to the rear and open plan area to the front.

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

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>> **property images**



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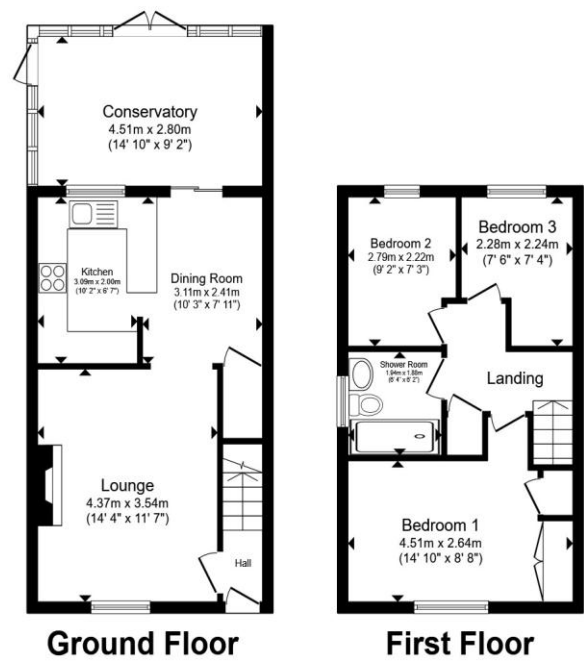
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>> floor plan



Total floor area 81.8 m² (881 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
James Lamb		
Emma Tyler-Hicks Quick Move Properties Ltd		