

48 Cottingham Drive,
Pontprennau, Cardiff, CF23 8QG



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£290,000



Town House



Property Description

A very well presented three bedroom semi detached townhouse in the heart of Pontprennau offering complete privacy to the rear.

The property offers ample space for a growing family with two reception rooms, large kitchen/dining room, three bedrooms and two and a half bathrooms. With off road parking to the front for two cars plus an enclosed split level garden to the rear and total privacy overlooking the forestry at the rear

Tenure Freehold

Council Tax Band E

Floor Area Approx 1227 Sq. Ft.

**Viewing Arrangements
Strictly by appointment**

LOCATION

Pontprennau is a highly regarded area situated in the North of Cardiff and has good transport links to the city centre and M4 motorway. Pontprennau has a community centre, doctors, dentist, retail park with many outlets including Asda, B&Q, and Waitrose.

ENTRANCE HALL

Enter into hallway. Smooth walls and ceilings with two central light pendants finished with laminate flooring. Door leading to lounge, second reception room and cloakroom. Staircase leading to first floor and lower ground floor. uPVC double glazed obscure window to front.

CLOAKROOM

Fitted with a two piece bathroom suite comprising WC and wash hand basin. Smooth walls and ceilings with a central light pendant finished with tiled flooring. uPVC double glazed obscure window to side.

SECOND RECEPTION ROOM

16' 9" x 8' 0" (5.11m x 2.44m)

Smooth walls and ceilings with a central light pendant finished with laminate flooring. uPVC double glazed window to front.

LOUNGE

13' 4" x 15' 7" (4.07 max m x 4.76m)

Smooth walls and ceilings with two central light pendant finished with laminate flooring. uPVC double glazed French doors with Juliet balcony to rear.

LOWER GROUND HALLWAY

Smooth walls and ceilings with a central light pendant finished with tiled flooring. Door leading to large storage cupboard currently used as pantry storage.

KITCHEN/DINING ROOM

13' 11" x 15' 7" (4.25 max m x 4.75 maxm)

Fitted with a range of base and eye level units with laminate worktops over. Built in oven, gas hob and cooker hood over. Space for free standing fridge/freezer, dishwasher and washing machine. Inset stainless steel sink unit plus drainer. Space for dining table and chairs. uPVC double glazed window to rear and French doors leading to rear garden. Smooth walls and ceilings, three light pendants and tiled flooring.

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FIRST FLOOR LANDING

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Large airing cupboard housing water tank.

BEDROOM ONE

13' 7" x 9' 11" (4.15 to wardrobes m x 3.04m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Built in wardrobes with hanging space and draws. uPVC double glazed window to rear x2. Door leading to en suite shower room.

ENSUITE

Fitted with a three piece suite comprising wall in shower enclosure, WC and wash hand basin. Tiled splash back with smooth walls and ceilings, central light pendant finished with vinyl flooring.

BEDROOM TWO

10' 8" x 8' 11" (3.26m x 2.72m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. uPVC double glazed window to front.

BEDROOM THREE

10' 8" x 6' 5" (3.26m x 1.96m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. uPVC double glazed window to front. Loft hatch provides access to loft storage with pull down ladder which is also boarded for storage.

BATHROOM

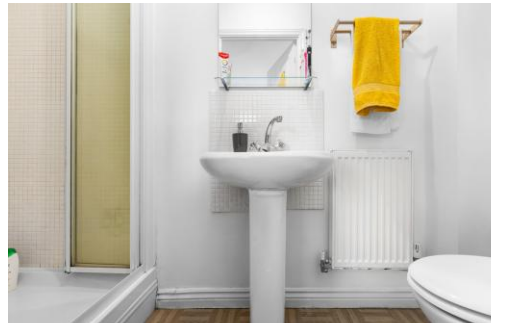
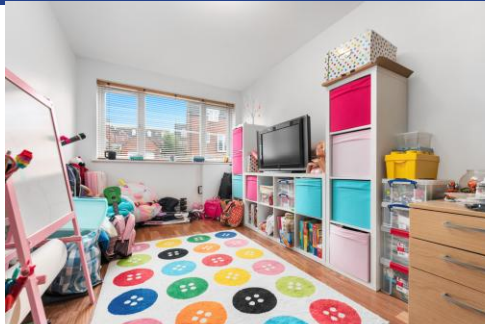
Fitted with a three piece bathroom suite comprising bath with shower over, WC and wash hand basin. Tiled splash back with smooth ceilings finished with tiled flooring.

OUTSIDE

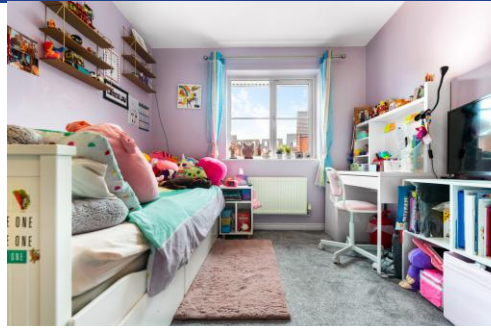
Front - Off road parking to the front for two cars via a tarmac drive. Side access leading to the rear garden.

Rear - A split level rear garden mostly laid with composite decking and paving. Steps to the rear of the garden lead down to an array of flower and herb beds ideal for growing your own fruits, vegetables and plants with a fence surround. The rear of the garden is extra private as it over looks the forestry to the rear.

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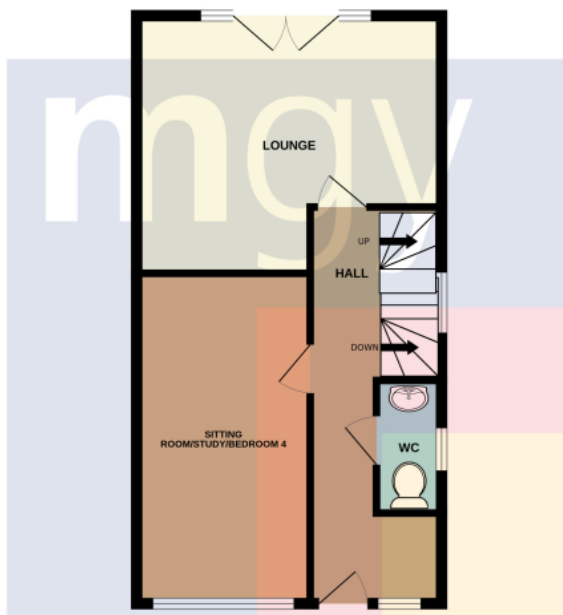


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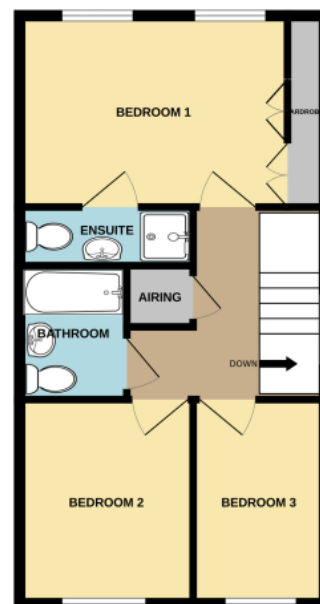
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



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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