

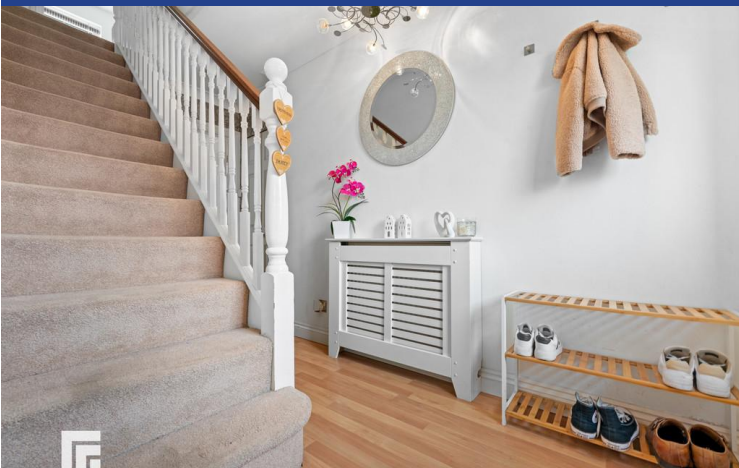
161 Lascelles Drive,

Pontprenau, Cardiff, CF23 8NP



Estate Agents and Chartered Surveyors

£460,000



Detached House

4

2

3

3

Property Description

A well proportioned family home in the heart of Pontprennu, Cardiff. This spacious family home offers ample space for a growing family with three reception rooms, open plan kitchen/dining, four bedrooms, two bathrooms and three toilets. With off road parking and a landscaped southerly facing rear garden this home truly does have it all.

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,259 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

This property is in the Pontprennu area of Cardiff close to Cardiff Gate retail park with a range of retail units and links to the M4 motorway. There is also a school, community centre and doctors surgery nearby. A regular bus service runs regularly to the city centre.

ENTRANCE HALL

Enter into hallways via Upvc double glazed front door. Smooth walls and ceilings with a central light pendant finished with laminate flooring. Carpeted staircase leading to first floor. Door leading to dining room and kitchen plus a built in single storage cupboard.

DINING ROOM

9' 2" x 12' 4" (2.80m x 3.78m)

Smooth walls and ceilings with a central light pendant finished with laminate flooring. Upvc double glazed window to front. Open plan to lounge/kitchen.

KITCHEN/LIVING ROOM

25' 9" x 11' 3" (7.85m x 3.44m)

Smooth walls and ceilings with both a central light and spot lighting finished with a combination of laminate and tiled flooring. Feature fireplace and surround. Upvc double glazed French doors

leading to rear garden and x2 windows to rear.

Kitchen - Fitted with a range of base and eye level units with laminate worktops over. Built in oven, five ring gas hob and cooker hood over. Inset stainless steel sink unit plus drainer. Integral under counter fridge. Built in breakfast bar with seating for four guests. Door leading to utility room

UTILITY ROOM

5' 6" x 8' 0" (1.68m x 2.44m)

Fitted with a range of kitchen units with worktops over. Space for washing machine and tumble dryer. Boiler wall mounted to external wall. Upvc double glazed window to rear and Upvc double glazed doors to side. Smooth walls and ceilings with spot lighting and tiled flooring. Door to garage.

SECOND RECEPTION ROOM

8' 3" x 10' 2" (2.53m x 3.10m)

Smooth walls with textured ceilings, a central light pendant finished with laminate flooring. Upvc double glazed window to front.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin. Smooth walls and ceilings, spot lighting finished with vinyl flooring.

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LANDING

Smooth walls, textured ceilings with a central light pendant finished with carpeted flooring. Doors leading to all first floor rooms. Loft hatch provides access to loft storage - partly boarded. Single storage cupboard with built in water tank.

BEDROOM ONE

9' 2" x 14' 9" (2.80m x 4.50m)

Smooth walls with textured ceilings, a central light pendant finished with carpeted flooring. Free standing wardrobes can remain. Upvc double glazed window to front. Door leading en suite.

EN SUITE

Fitted with a three piece suite comprising single shower enclosure, WC and wash hand basin. Tiled walls with textured ceilings, a central light pendant finished with laminate flooring. Upvc double glazed obscure window to front.

BEDROOM TWO

11' 3" x 10' 2" (3.45m x 3.12m)

Smooth walls with textured ceilings, a central light pendant finished with carpeted flooring. Upvc double glazed window to front.

BEDROOM THREE

12' 11" x 9' 6" (3.94m x 2.91m)

Smooth walls with textured ceilings, a central light pendant finished with carpeted flooring. Free standing wardrobe can remain. Upvc double glazed window to rear.

BEDROOM FOUR

9' 1" x 8' 0" (2.78 m x 2.46m)

Smooth walls with textured ceilings, a central light pendant finished with carpeted flooring. Upvc double glazed window to rear.

BATHROOM

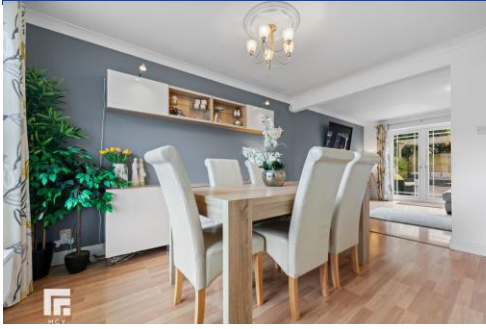
Fitted with a traditional three piece bathroom suite comprising bath, WC and wash hand basin. Tiled walls with laminate flooring, textured ceilings with a central light pendant. Upvc double glazed obscure window to rear.

OUTSIDE

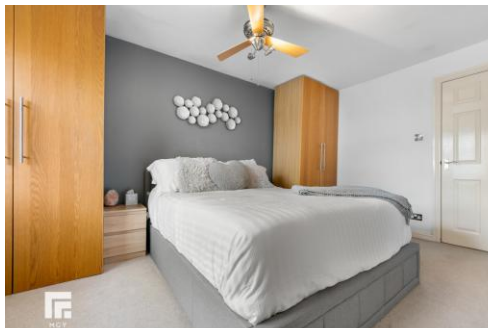
Front - A tarmac double width driveway can be found to the front with a front garden laid to lawn. Side access leads to rear garden.

Rear - An enclosed level rear garden laid with composite decking, paving and the remainder laid to lawn. A purpose built pergola with hard wired lights. Children's trampoline fitted into the ground which will remain and space for children swing sets. X2 sheds provide additional storage and can remain.

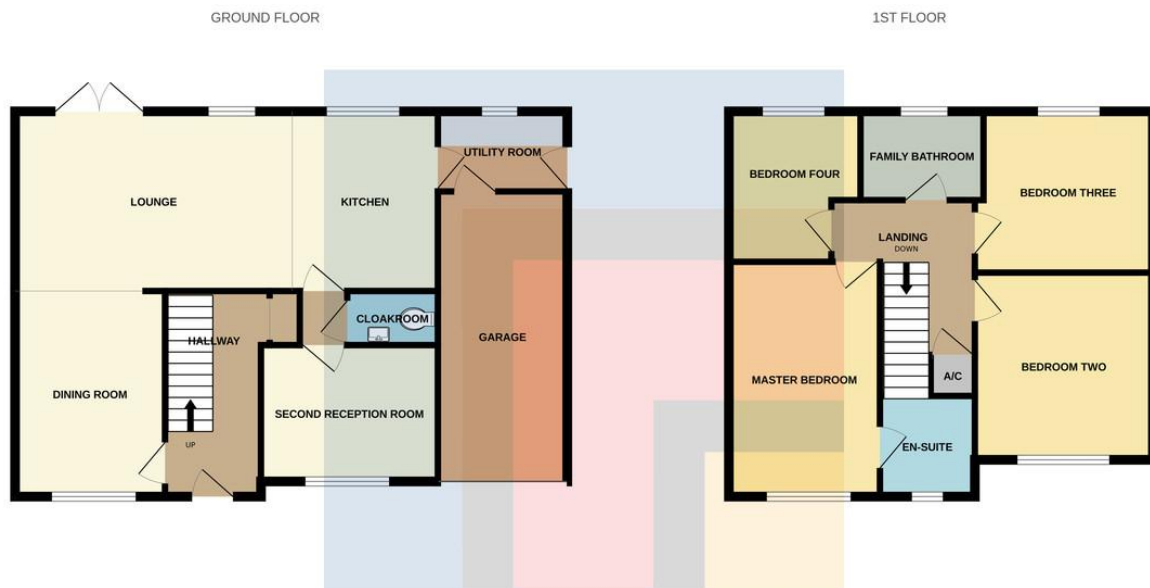
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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