

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



OAKLEAF DRIVE  
PONTRENNAU





#### FOYER / ENTRANCE PORCH

#### LIVING ROOM

3.84m x 4.39m (12'7 x 14'5)

#### KITCHEN (OPEN PLAN)

1.80m x 2.82m (5'11 x 9'3)

#### DINING (OPEN PLAN)

2.03m x 3.48m (6'8 x 11'5)

#### STORAGE (UNDER STAIRS)

#### TO THE FIRST FLOOR

#### BEDROOM 1

3.25m x 2.64m (10'8 x 8'8)

#### FITTED WARDROBE

#### BEDROOM 2

3.86m x 2.59m (12'8 x 8'6)

#### FAMILY BATHROOM

2.92m x 1.63m (9'7 x 5'4)

#### GARDEN

West Facing Garden

#### TENURE

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

#### COUNCIL TAX

BAND - D

#### SCHOOL CATCHMENT

English medium primary catchment area is Pontpennau Primary School (year 2024-25)

English medium secondary catchment area is Llanishen High School (year 2024-25)

Welsh medium primary catchment area is Ysgol Gynradd Gymraeg Pen Y Groes (year 2024-25)

Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

#### ADDITIONAL INFORMATION

##### CHAIN FREE

Ex rental - yearly boiler checks, electrics checks & service

Private Driveway Parking Space

Additional Parking Space

Great School Catchment

Close to Amenities







## OAKLEAFE DRIVE

PONTPRENNAU, CF23 8AL -  
£230,000



2 Bedroom(s)



1 Bathroom(s)



677.00 sq ft

Jeffrey Ross are proud to bring to the market this beautifully presented, 2, Double Bedroom home in the heart of Pontprennau. Nestled in a quiet corner of a Cul de Sac, with its own driveway parking and additional space, you will find 22 Oakleafe drive.

With plenty of schools and amenities nearby and easy access to the motorway, the property is an ex-rental, and is ideal for a young family, investors, a professional couple or first time buyers, looking to purchase a home in the sought-after area, Pontprennau.

The property is sold as CHAIN FREE and has been well looked after for the duration of ownership. Enter the property through the porch and into the family / living room, a warm and welcoming space. Continue through to the open plan kitchen / diner, perfect for keeping an eye on the children whilst cooking, or for being present whilst entertaining your guests. The, modern kitchen features the usual amenities including a dishwasher and free standing white goods, electric oven, and gas hob.

Continue outside into the delightful rear garden, complete with a small patio area. The garden is west facing, great for daytime and evening sunshine!

Upstairs, you'll find the generously sized family bathroom, featuring a shower over bath. The large, bright, master bedroom, has fitted wardrobes with plenty of storage space. Along the landing you'll find the second double bedroom. The bedrooms are both a similar size and much larger and more evenly proportioned than some other properties in Pontprennau.

The property has easy access to the motorway, perfect for a commute. The gym, the retail park and transport links to Cardiff city-centre, are only a short walk away.

This lovely home has been well maintained and is a neutral colour scheme, ready for the new owners to make it their own. Don't miss the opportunity, call 02920499680 to book your viewing today!

### PROPERTY SPECIALIST

Mr Ollie Vincent  
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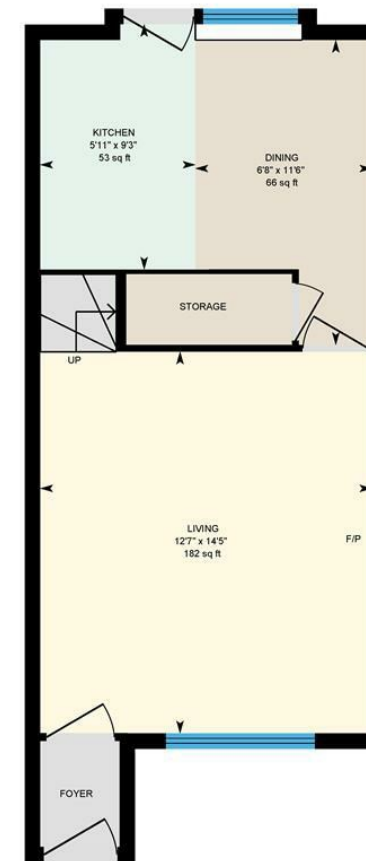




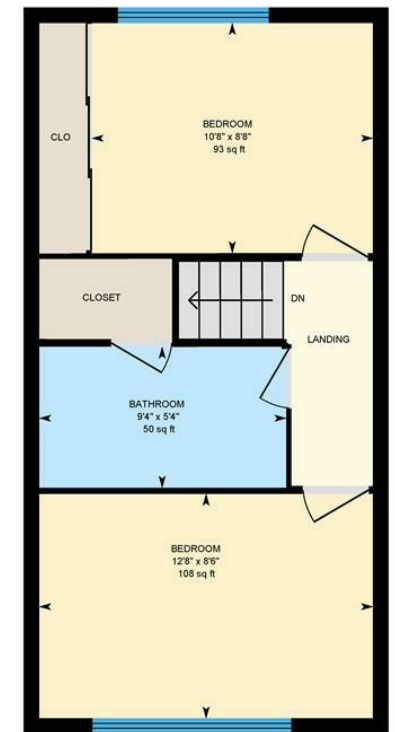


## Oakleafe Dr, Pontprennau, CRF

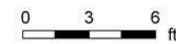
Main Building: Total Interior Area 677.43 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	