

Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



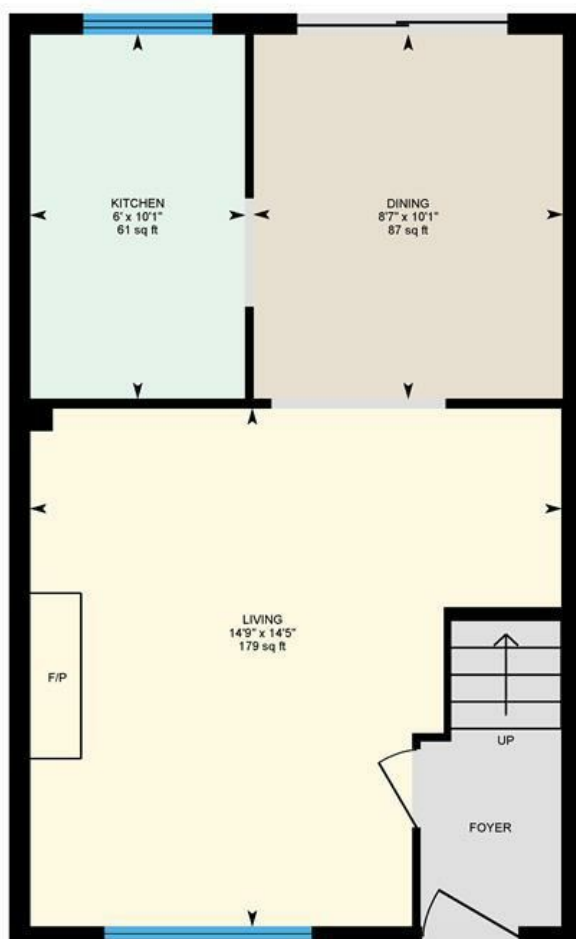
ACORN GROVE  
PONTRENNAU



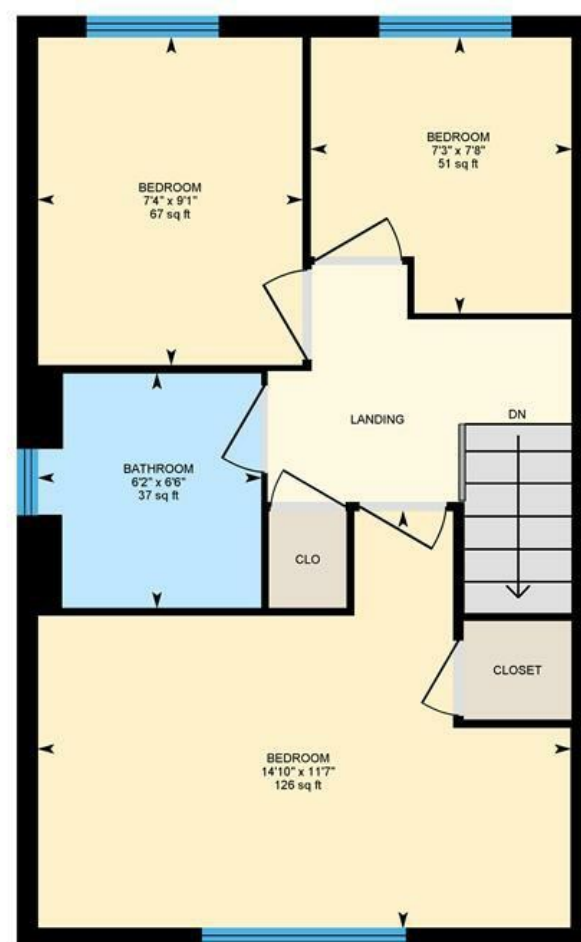


## Acorn Grove, Pontprennau, CRF

Main Building: Total Interior Area 733.63 sq ft



Ground Floor



1st Floor



0 2 4 ft

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.





This is a great 3 Bed Family home in the heart of Pontprennau. A perfect home for young professionals or first time buyers. This is also a great catchment area for anyone working for the NHS.. With easy access to the Heath, the Grange and the Royal Gwent, it's perfectly positioned for any or all. The property has excellent rental potential for any investors. Book a viewing today!

Comments by - Mr Ollie Vincent



## ACORN GROVE

PONTPRENNAU, CF23 8NG - ASKING PRICE - £290,000

 3 Bedroom(s)  1 Bathroom(s)  733.63 sq ft

Nestled in the tranquil Acorn Grove of Pontprennau, Cardiff, Jeffrey Ross is delighted to present this beautifully maintained end-terrace house, perfect for families, professionals, or first-time buyers. The property is being sold with a short chain allowing for a quick purchase and smooth sale. This charming three-bedroom home is situated in a peaceful cul-de-sac, offering a serene environment while still being conveniently close to local schools and amenities.

As you enter through the porch and into the hallway, to the left you are welcomed into a bright and airy open-plan living and dining area, seamlessly connected to a modern kitchen equipped with all the essential appliances. This inviting space is ideal for family gatherings or entertaining guests, allowing you to keep an eye on the little ones while preparing meals.

The property boasts a delightful tiered garden, complete with a calming water feature and a lovely patio area at the top, perfect for enjoying the morning sun or evening relaxation. The garden is east-facing, ensuring ample sunlight throughout the day, and is adorned with well-established plants, including stunning Japanese maple trees, creating a peaceful retreat. The front garden yet another

Upstairs, you will find a generously sized family bathroom featuring a shower over the bath, alongside three well-proportioned bedrooms. The master bedroom is particularly spacious, with open wardrobes providing plenty of storage. The second double bedroom is equally accommodating, while the third bedroom is ideal for a child's room or a home office.

With two allocated parking spaces and a visitor space, convenience is at your doorstep. The property has been meticulously cared for, allowing you to move in with ease. Additionally, the nearby gym, retail park, and excellent transport links to Cardiff city centre make this location highly desirable.

Do not miss the chance to make this lovely home your own. Call the office on 02920466680 to book a viewing!

### PROPERTY SPECIALIST

Mr Ollie Vincent  
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**Foyer**

**Living Room (Open plan)**  
4.50m x 4.39m (14'9 x 14'5)

**Dining Room (Open plan)**  
2.62m x 3.07m (8'7 x 10'1)

**Kitchen**  
1.83m x 3.07m (6 x 10'1)

**to the First Floor**

**Bedroom 1**  
4.52m x 3.53m (14'10 x 11'7)

**Bedroom 2**  
2.24m x 2.77m (7'4 x 9'1)

**Bedroom 3**  
2.21m x 2.34m (7'3 x 7'8)

**Family Bathroom**  
1.88m x 1.98m (6'2 x 6'6)

**Garden**  
Private Garden Front and Back

Sun Trap to the front  
East Facing Rear Garden  
Raised Patio & Decking for Evening Sun  
Water Feature  
Decking

**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 Pontprennau 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)


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

**Additional Information**

Private Parking Space(s) x 2  
Great Schools  
Access to Motor way and A48  
Possible Small Chain






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</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		

## England & Wales

EU Directive  
2002/91/EC



England & Wales EU Directive 2002/91/EC 