



Cressfield Drive, Pontprennau Cardiff CF23 8NT

welcome to

Cressfield Drive, Pontprennau Cardiff

NO CHAIN A FOUR BEDROOM DETACHED family home positioned in the popular location of PONTPRENNAU and within a short drive to Cardiff Gate and A48/M4 access. The property further benefits from front and rear gardens, gas central heating, off street parking and integrated garage. Viewing Recommended!

Ground Floor

Entrance

Via a wooden glazed front door into:

Hallway

Stairs rising to first floor and access to:

Downstairs Wc

Fitted with a two piece suite comprising low level WC, wash hand basin, tiled splashbacks, radiator and obscure window to front aspect.

Lounge

16' 3" x 11' 6" (4.95m x 3.51m)

Double glazed windows to conservatory, feature fireplace with marble effect backplate and hearth and double glazed patio doors to:

Kitchen/ Diner

23' 1" Max x 8' 4" Max (7.04m Max x 2.54m Max)

Fitted with a range of wall and base level units with complementary work surfaces over, sink and drainer unit with mixer tap over, spaces for cooker, washing machine and fridge/freezer, space for table and chairs, double glazed window to front aspect, door providing access to side and access to the conservatory.

Conservatory

25' 7" x 8' 9" (7.80m x 2.67m)

Wooden built construction with windows and doors to rear aspect and tiled flooring.

First Floor

Landing

Double glazed window to side aspect, loft access, radiator, powerpoints and doors providing access to:

Bedroom One

12' 7" x 8' 8" (3.84m x 2.64m)

Double glazed window to front aspect, radiator, fitted wardrobes with sliding doors and door providing access to:

En-Suite

Fitted with a three piece suite comprising shower cubicle, low level WC, wash hand basin and obscure window to side aspect.

Bedroom Two

11' 8" x 9' 2" (3.56m x 2.79m)

Double glazed window to rear aspect, radiator, powerpoints and fitted wardrobes with sliding doors.

Bedroom Three

9' 7" x 9' 5" (2.92m x 2.87m)

Double glazed window to front aspect, radiator and powerpoints.

Bedroom Four

9' 5" x 8' 7" (2.87m x 2.62m)

Double glazed window to rear aspect, radiator and powerpoints.

Bathroom

Fitted with a three piece suite comprising panelled bath with mixer tap over, low level WC, wash hand basin, tiled splashbacks, radiator and obscure window to side aspect.

Outside

Front Garden

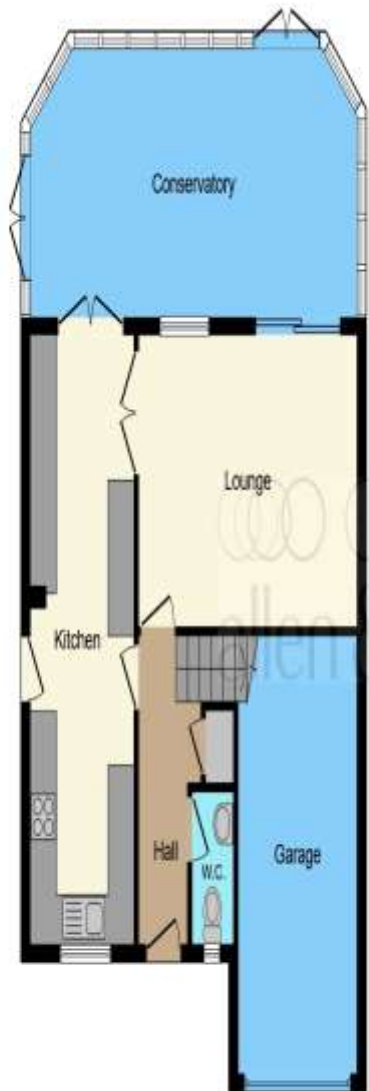
Driveway providing off street parking and graveled area to side.

Rear Garden

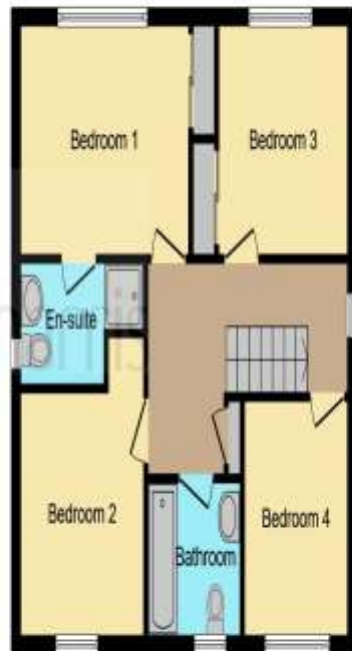
Enclosed by brick walled boundaries, shrubs and mainly laid to lawn.

Integrated Garage

With up and over door.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Cressfield Drive,
Pontprennau Cardiff

- Detached Family Home
- Four Bedrooms
- Master Bedroom with En-Suite
- Lounge and Downstairs WC
- Fitted Kitchen/Diner
- Conservatory
- Off Street Parking and Integrated Garage

Tenure: Freehold EPC Rating: C

£425,000



view this property online allenandharris.co.uk/Property/ROA112354



Property Ref:
ROA112354 - 0003

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