



Tramore Way, Pontprennau Cardiff CF23 8PZ

welcome to

Tramore Way, Pontprennau Cardiff

A THREE BEDROOM SEMI 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 and off street parking. Internal Viewing Highly Recommended!

Ground Floor

Entrance

Via a double glazed composite front door into:

Hallway

Stairs rising to first floor, radiator, laminate flooring and access to:

Downstairs Wc

Fitted with a two piece suite comprising low level WC, wash hand basin, laminate flooring, radiator and double glazed window to front aspect.

Lounge

14' 8" Max x 12' 6" Max (4.47m Max x 3.81m Max)
Double glazed window to front aspect, radiator, laminate flooring and double doors to:

Kitchen/ Diner

15' 8" x 11' 3" (4.78m x 3.43m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated hob, electric oven and microwave, integrated fridge/freezer, dishwasher and washing machine, vinyl flooring, spotlights, radiator, built in understairs storage, double glazed window to rear aspect and double glazed French doors providing access to rear garden.

First Floor

Landing

Loft hatch, built in airing cupboard and doors providing access to:

Bedroom One

13' 5" Max x 9' Max (4.09m Max x 2.74m Max)
Double glazed window to rear aspect and radiator.

Bedroom Two

11' 11" Max x 9' 6" Max (3.63m Max x 2.90m Max)
Double glazed window to front aspect and radiator.

Bedroom Three

8' 10" Max x 7' 4" Max (2.69m Max x 2.24m Max)
Double glazed window to front aspect, radiator and built in over stairs cupboard.

Bathroom

Fitted with a three piece suite comprising bath with shower over, low level WC, wash hand basin, vinyl flooring, radiator and double glazed window to rear aspect.

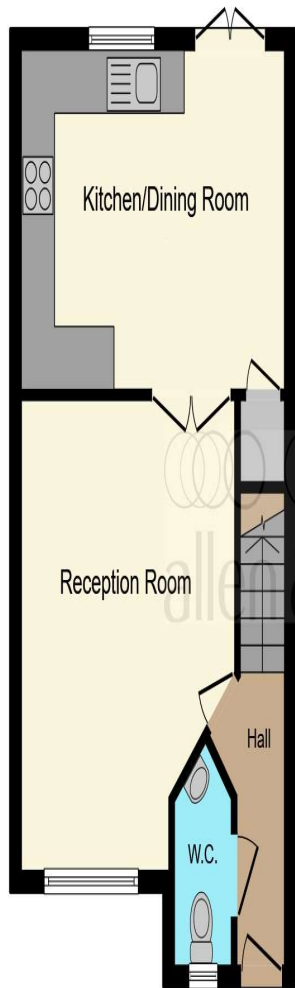
Outside

Front

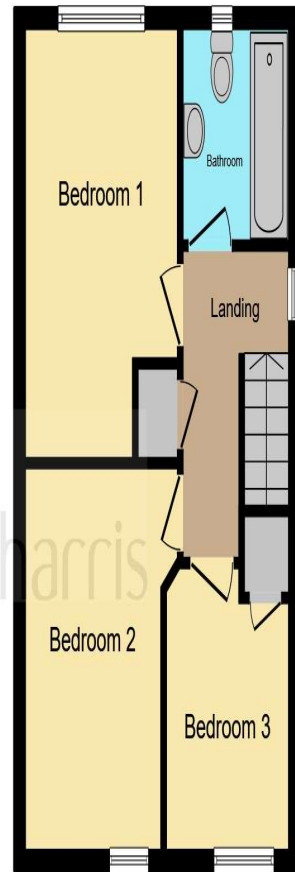
Area laid to lawn and driveway to side providing off street parking.

Rear Garden

Enclosed with paved patio area, area laid to lawn and gated side access.

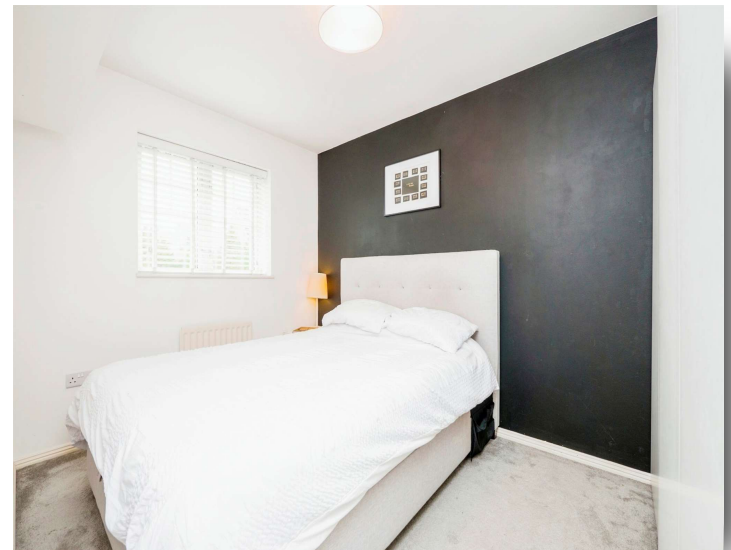


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Tramore Way,
Pontprennau Cardiff

- Council Tax Band - E
- Semi Detached Family Home
- Three Bedrooms
- Lounge and Downstairs WC
- Fitted Kitchen/Diner

Tenure: Freehold EPC Rating: D

£300,000



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Property Ref:
ROA111954 - 0002

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allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk