





Acorn Grove, Pontprennau Cardiff CF23 8NG



welcome to

Acorn Grove, Pontprennau Cardiff

NO ONWARD CHAIN! A TWO BEDROOM MID TERRACED home positioned in the popular location of PONTPRENNAU and within a short drive to Cardiff Gate and A48/M4 access. The property comprises porch, lounge, fitted kitchen/diner, two bedrooms and bathroom. Viewing Highly Recommended!

Ground Floor

Entrance

Via a composite front door into:

Porch

Access to:

Lounge

15' 6" x 11' 10" (4.72m x 3.61m)

Double glazed window to front aspect, stairs rising to first floor and radiator.

Kitchen/ Diner

11' 9" x 9' 9" (3.58m x 2.97m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and fridge/freezer, extractor hood, wall mounted combi boiler, partial vinyl flooring, double glazed window to rear aspect and double glazed sliding door providing access to rear garden.

First Floor

Landing

Doors providing access to:

Bedroom One

11' 9" x 7' 3" (3.58m x 2.21m)

Double glazed window to front aspect and radiator.

Bedroom Two

11' 9" x 9' 1" (3.58m x 2.77m)

Double glazed window to rear aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath, WC and wash hand basin.

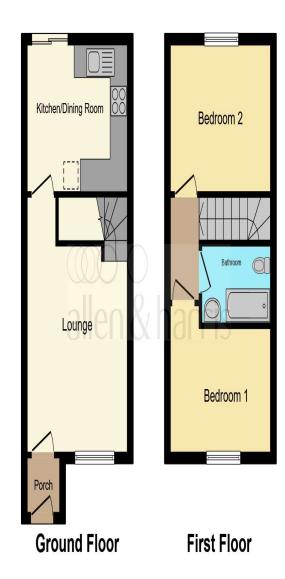
Outside

Front

Area laid to lawn, path leading to front entrance and driveway providing off street parking.

Rear Garden

Enclosed with patio area and tiered.



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





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- Mid Terraced Home
- Two Bedrooms
- Lounge
- Fitted Kitchen/Diner
- Front and Rear Gardens
- Off Street Parking
- Popular Location

Tenure: Freehold EPC Rating: Awaited

£240,000



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Property Ref: ROA113327 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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