



**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](http://www.focalagent.com)

**welcome to**  
**Acorn Grove,**  
**Pontprennau Cardiff**

- 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:  
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