



Blackberry Way, Pontprennau Cardiff CF23 8FE

welcome to

Blackberry Way, Pontprennau Cardiff

A DETACHED FOUR BEDROOM 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 gas central heating, enclosed rear garden and driveway providing off street parking. Viewing Recommended!

Ground Floor

Entrance

Double glazed composite front door into:

Hallway

Stairs rising to first floor, built in storage cupboard and access to:

Lounge

18' 8" x 10' 5" (5.69m x 3.17m)

Double glazed window to front aspect, two double glazed windows to side aspect, radiator, electric fire and double glazed French doors providing access to rear garden.

Dining Area

11' 3" x 8' 4" (3.43m x 2.54m)

Double glazed window to front aspect, radiator and opens to:

Kitchen Area

11' 7" x 11' 2" (3.53m x 3.40m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for Range gas cooker, washing machine and fridge/freezer, cooker hood, tiled flooring, radiator, wall mounted combi boiler, double glazed window to rear aspect and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin and tiled flooring.

First Floor

Landing

Double glazed window to rear aspect, stairs rising to second floor, two radiators, airing cupboard and access to:

Bedroom Two

12' x 10' 6" (3.66m x 3.20m)

Double glazed window to front aspect and radiator.

Bedroom Three

12' 2" x 6' 9" (3.71m x 2.06m)

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

Bedroom Four

10' 8" x 6' 4" (3.25m x 1.93m)

Double glazed window to rear aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin, WC, extractor fan, shaver socket, tiled walls, radiator and double glazed window to rear aspect.

Second Floor

Bedroom One

24' 3" Max x 17' 3" Max (7.39m Max x 5.26m Max)

Dormer style three Velux windows to rear aspect and one dormer style Velux window to front aspect, two radiators, fitted wardrobes in dressing area and access to:

En-Suite

Fitted with a three piece suite comprising walk in shower, wash hand basin, WC, extractor fan, spotlights, wood effect tiled flooring, tiled walls, heated towel rail and double glazed dormer window to rear aspect.

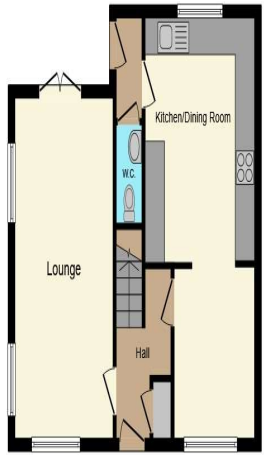
Outside

Front

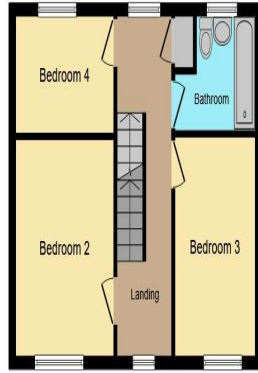
Driveway providing off street parking.

Rear Garden

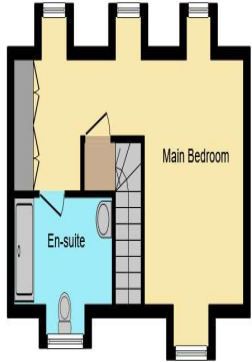
Enclosed with artificial lawn, patio area, metal shed to remain and gated side access.



Ground Floor



First Floor



Second 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
Blackberry Way,
Pontprennau Cardiff

- Detached Family Home
- Four Bedrooms
- Master Bedroom with En-Suite
- Lounge and Dining Area
- Fitted Kitchen Area and Downstairs WC
- Family Bathroom
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

offers in excess of

£425,000



view this property online allenandharris.co.uk/Property/ROA113384



Property Ref:
ROA113384 - 0002

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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