



**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.

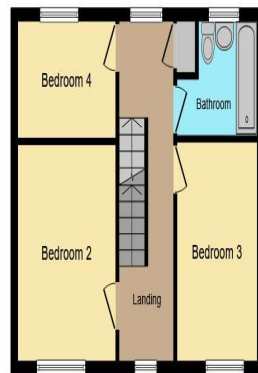
#### **Rear Garden**

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

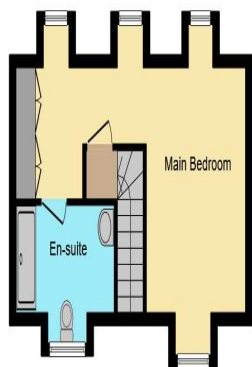




**Ground Floor**



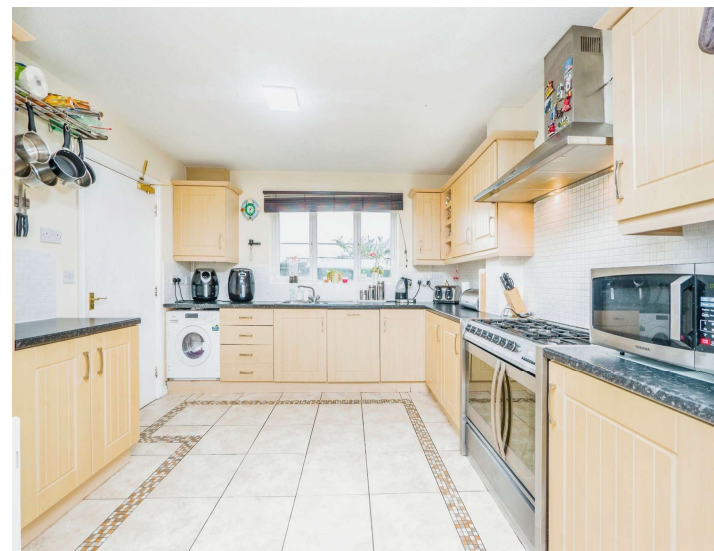
**First Floor**



**Second Floor**

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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**  
**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

**£400,000**



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Property Ref:  
ROA113384 - 0003

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