



Tramore Way, Pontprennau Cardiff CF23 8PZ

welcome to

Tramore Way, Pontprennau Cardiff

Situated on this substantial corner plot is this beautifully presented family home positioned in the popular location of Pontprennau and within a short drive to Cardiff Gate and A48/M4 access. The property is within walking distance to Pontprennau Primary School. Viewing Highly Recommended!

Ground Floor

Entrance

Via a composite front entrance door into:

Hallway

Stairs rising to the first floor, radiator, wood laminate flooring, door to lounge and access to:

Downstairs Cloakroom/ Wc

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

Lounge

14' 5" x 12' 5" (4.39m x 3.78m)

Double glazed window to front aspect, two radiators, powerpoints, wood laminate flooring and internal doors providing access to:

Kitchen/ Diner

15' 9" x 10' (4.80m x 3.05m)

Fitted with a range of modern wall and base level units with solid wood complementary work surfaces over, sink and drainer unit, integrated gas hob and electric oven, cooker hood, integrated dishwasher, spaces for washing machine and fridge/freezer, laminate flooring, understairs storage, powerpoints, wall mounted 'Worcester' combi boiler, space for table and chairs and doors providing access to:

Conservatory

14' 2" x 13' 11" (4.32m x 4.24m)

Double glazed and brick built construction, air conditioning unit for heat and cool, door providing access to garage and French doors providing access to rear garden.

First Floor

Landing

Double glazed window to side aspect, loft access, storage cupboard and doors providing access to:

Bedroom One

11' 5" to wardrobes x 9' 6" Max (3.48m to wardrobes x 2.90m Max)

Double glazed window to rear aspect, radiator, powerpoints and fitted wardrobes.

Bedroom Two

11' 10" x 9' 10" (3.61m x 3.00m)

Double glazed window to front aspect, radiator and powerpoint.

Bedroom Three

8' 6" x 7' 4" (2.59m x 2.24m)

Double glazed window to front aspect, radiator, powerpoints and overstairs wardrobe/cupboard.

Bathroom

Fitted with a modern three piece suite comprising of panelled bath with shower over, wash hand basin inset into vanity unit and w.c, tiled splash backs with recess area for storage, fitted storage unit and double glazed obscure window to rear aspect.

Outside

Front

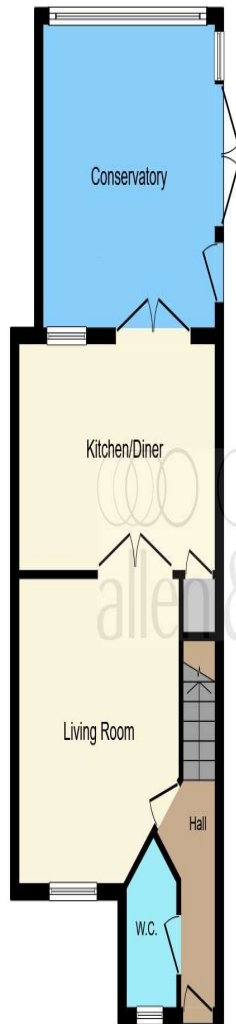
Area laid to lawn with access to front entrance and driveway to side providing off street parking leading to the integrated garage.

Rear Garden

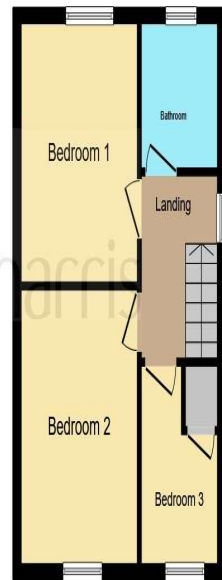
Situated on a generously sized southerly facing corner plot, mainly laid to lawn with wooden steps leading up to a raised decking area, paved patio seating area and gated side access.

Disclaimer

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor is a staff member/close associate of a staff member of the Connells Group.

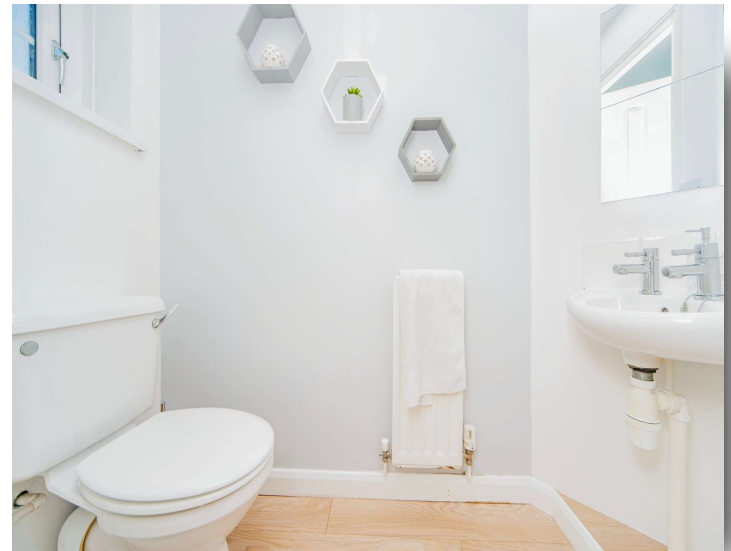


Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Tramore Way,
Pontprennau Cardiff

- Semi Detached Family Home
- Three Bedrooms
- Southerly Facing Large Rear Garden
- Fitted Kitchen/Diner
- Large Conservatory
- First Floor Bathroom and Downstairs WC
- Driveway leading to Integrated Garage

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£325,000



view this property online allenandharris.co.uk/Property/ROA113712



Property Ref:
ROA113712 - 0003

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allen & harris



029 2046 4744



roath@allenandharris.co.uk



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



allenandharris.co.uk