



Cottingham Drive, Pontprennau Cardiff CF23 8QG

welcome to

Cottingham Drive, Pontprennau Cardiff

A well presented THREE BEDROOM MID TERRACED townhouse positioned in the popular location of PONTPRENNAU and within a short drive to Cardiff Gate and A48/M4 access. The property further benefits from enclosed rear garden, gas central heating and off street parking. Viewing Recommended!

Ground Floor

Entrance

Via a double glazed composite front door into:

Hallway

Carpeted stairs rising to first floor and LVT Flooring on ground floor providing access to:

Downstairs Wc

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

Kitchen/ Diner

26' 9" x 13' 9" (8.15m x 4.19m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, electric hob, integrated oven and grill, integrated full height fridge and full height freezer, cooker hood. This space is fitted with LVT flooring, upright radiator, double glazed windows to front and rear aspect and double glazed French doors providing access to rear garden.

First Floor

Landing

Carpeted stairs rising to second floor and carpeted landing providing access to:

Lounge/Bedroom

15' 9" Max x 14' 11" Max (4.80m Max x 4.55m Max)

Double glazed French doors with Juliette balcony to rear, carpeted floor, single light fitting and radiator. This is currently used as the main lounge but could be used as a bedroom if needed.

Bedroom Three

12' 2" x 8' 4" (3.71m x 2.54m)

Double glazed french doors with Juliette balcony to front aspect, radiator, single light fitting and laminate floor.

Bathroom

Fitted with a three piece suite comprising of gas central heated shower over bath, WC and wash hand basin, vinyl floor, part tiled walls, extractor fan and single light fitting

Second Floor

Landing

Carpeted stairs and landing with doors providing access to:

Bedroom One

15' 8" x 10' 6" (4.78m x 3.20m)

Double glazed window to rear aspect, carpeted floor, radiator, single light fitting and door providing access to:

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC and wash hand basin, vinyl floor, single light fitting and extractor fan.

Bedroom Two

15' 9" Max x 9' 3" Max (4.80m Max x 2.82m Max)

Double glazed window to front aspect, carpeted floor, single light fitting and radiator.

Outside

Front

Steps leading up to front entrance and driveway providing off street parking.

Rear Garden

Enclosed rear garden with decking area and artificial lawn, outside tap and wall mounted up/down lights.



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
Cottingham Drive,
Pontprennau Cardiff

- Mid Terraced Townhouse
- Three Bedrooms
- Master Bedroom with En-Suite
- First Floor Lounge
- Ground Floor Kitchen/Diner and Downstairs WC
- First Floor Bathroom
- Enclosed Rear Garden and Driveway
- Popular Location

Tenure: Freehold EPC Rating: B

£350,000



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Property Ref:
ROA113835 - 0006

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allen & harris



029 2046 4744



roath@allenandharris.co.uk



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



allenandharris.co.uk