



Lascelles Drive, Pontprennau Cardiff CF23 8NU

welcome to

Lascelles Drive, 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 further benefits from gas central heating, enclosed rear garden and off street parking. Viewing Recommended!

Ground Floor

Entrance

Via a double glazed front door into:

Hall

Laminate flooring, radiator and access to:

Downstairs Wc

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

Lounge Area

11' 2" x 10' 11" (3.40m x 3.33m)

Double glazed window to front aspect, fitted blinds, radiator, laminate flooring, electric fireplace, built in understairs storage and opens to:

Dining Area

8' 7" x 6' 10" (2.62m x 2.08m)

Double glazed French doors providing access to rear, laminate flooring, radiator and access to:

Kitchen

7' 2" x 8' 6" (2.18m x 2.59m)

Fitted with a range of modern wall and base level units with complementary work surfaces over, sink unit, integrated electric hob, oven and fridge/freezer, space for washing machine, radiator, tiled flooring and double glazed window to rear aspect.

First Floor

Landing

Loft hatch, built in airing cupboard with radiator, radiator and doors providing access to:

Bedroom One

12' 3" x 8' 10" (3.73m x 2.69m)

Two double glazed windows to front aspect, fitted blinds, radiator and two built in wardrobes.

Bedroom Two

8' 11" x 8' (2.72m x 2.44m)

Double glazed window to rear aspect, fitted blinds and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, tiled flooring, partially tiled walls, heated towel rail, extractor and double glazed window to rear aspect.

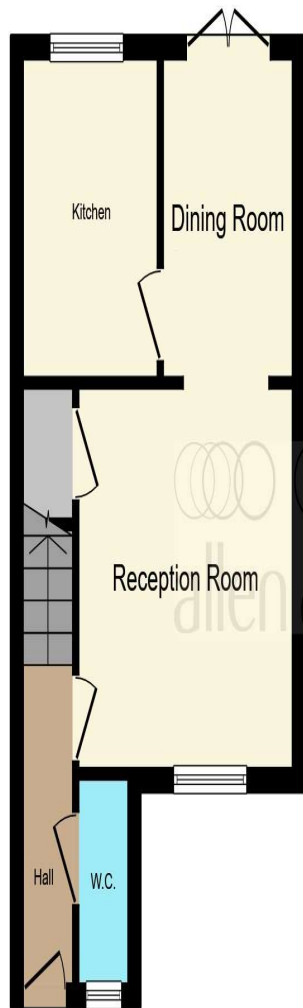
Outside

Front

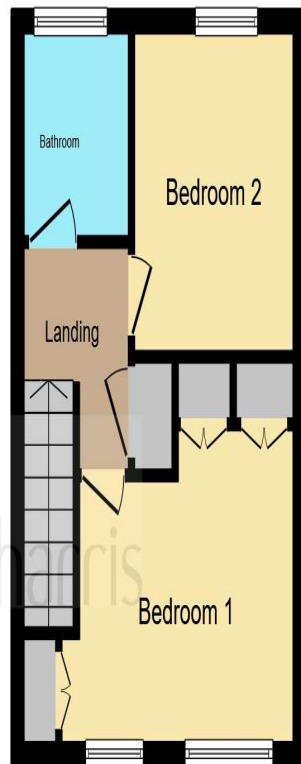
Area laid to lawn, paved path leading to front entrance and the vendor has advised that there is parking for approx. two cars.

Rear Garden

Enclosed with artificial grass area, block paved path to rear, decking with planter and gated lane access to rear.



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
Lascelles Drive,
Pontprennau Cardiff

- Mid Terraced Home
- Two Bedrooms
- Downstairs WC
- Lounge Area and Dining Area
- Fitted Kitchen
- First Floor Bathroom
- Enclosed Rear Garden
- Off Street Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£250,000



view this property online allenandharris.co.uk/Property/ROA114360



Property Ref:
ROA114360 - 0002

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