



£300,000 Freehold

Cottingham Drive | Cardiff | CF23 8QG

Hern
Crabtree

Welcome to this stunning semi-detached townhouse located on Cottingham Drive in the sought-after area of Pontprennau, Cardiff. Situated in a popular location, this townhouse is close to a variety of amenities, making daily life convenient and enjoyable. The nearby A48 provides easy access to other parts of the city and beyond, ideal for commuters or those who love to explore.

This beautiful property briefly comprises of an entrance hall, WC, and kitchen diner to the ground floor. To the first floor is the living room, third bedroom and a family bathroom. The primary bedroom with en suite is located on the second floor along with a further bedroom. This property is perfect for a growing family or those in need of extra space. One of the highlights of this property is the enclosed rear garden, offering a private outdoor space to relax or entertain guests. Additionally, the off-street parking ensures you never have to worry about finding a spot after a long day.

Don't miss out on the opportunity to make this charming townhouse your new home. Book a viewing today and experience the comfort and convenience this property has to offer in the heart of Cardiff.



Entrance Hall

Entered via PVC door with obscure glazed panels. Radiator, wood flooring, stairs to the first floor with banister. Under stair storage cupboards. Door to:

WC 6'1 x 3'2

WC, wash hand basin, double obscure glazed window to the front, wood floor, radiator.

Kitchen Diner 15'8 x 9'4 max

Double glazed patio doors to the rear, double glazed window to the rear. Matching wall and base units with laminate work surfaces over. Stainless steel 1.5 bowl sink and

drainer. Integrated four ring gas hob, integrated oven. Space for washing machine and dishwasher. Built-in storage cupboard. Radiator, tiled floors. Space for fridge freezer.

First Floor

Stairs from the entrance hall.

Landing

Stairs to the second floor. Radiator, doors to:

Living Room 15'8 x 14'7 max

Double glazed doors to the rear with a Juliet balcony. Two radiators.

Bedroom Three 8'4 x 11'8

Double glazed doors to the front with a Juliet balcony. Radiator.

Bathroom 6'0 x 7'0

Double obscure glazed window to the rear, radiator, wash basin, WC, bath with an integrated shower over, tiled splash back. Laminate flooring.

Second Floor

Landing

Radiator, storage cupboard housing the boiler, doors to:

Bedroom One 15'10 x 10'4

Double glazed windows to the rear, radiator.

En suite 8'3 x 6'6 max

Walk-in shower, WC, wash basin. Radiator.

Bedroom Two 9'2 x 15'8

Double glazed window to the front, radiator. Built-in storage cupboard. Loft access hatch.

External

Front

Car parking space, paving and access to garage.

Rear Garden

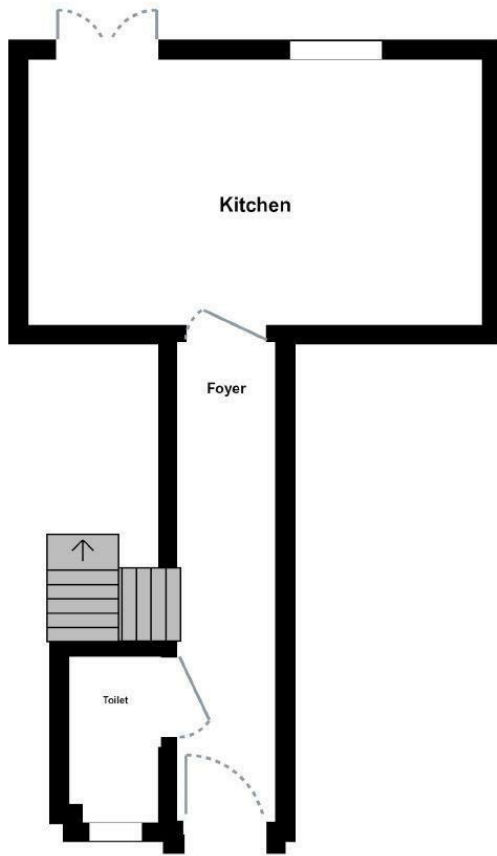
Flowerbed, paved sitting area. Timber fencing surround.

Additional Information

We have been advised by the vendor that the property is Freehold. EPC - To Follow Council Tax Band - E

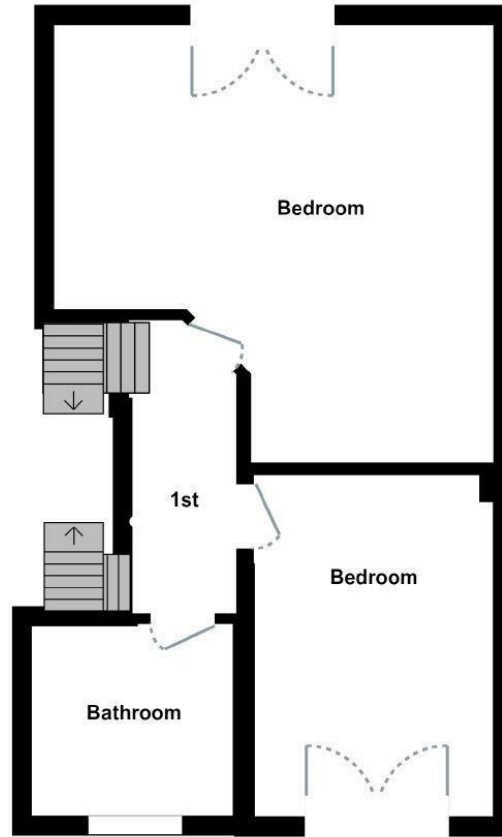






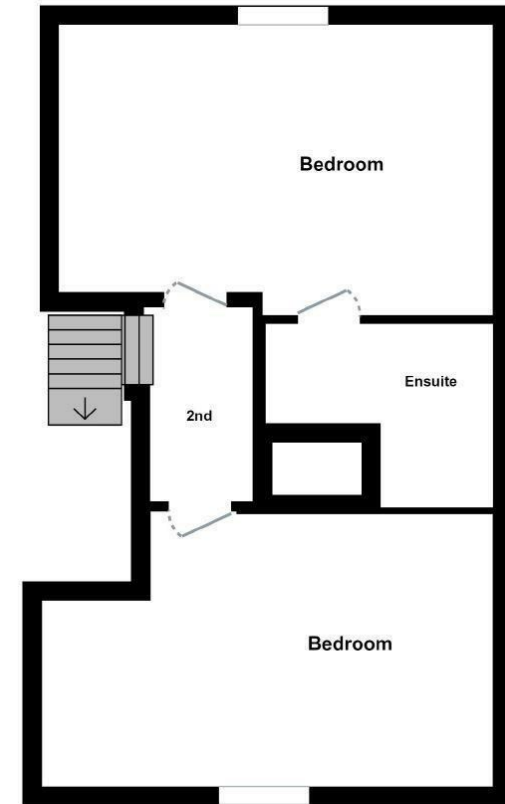
For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

First Floor

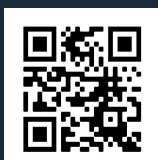


For illustration purposes only. Not to scale.

Second Floor

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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