

Acorn Grove

PONTRENNAU, CARDIFF, CF23 8NG

GUIDE PRICE £490,000

**Hern &
Crabtree**



Acorn Grove

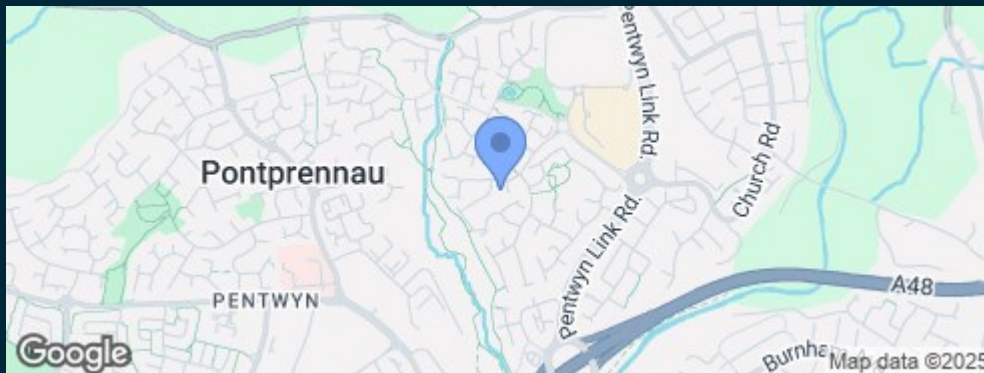
Nestled in the highly popular area of Pontprennau, this delightful four-bedroom detached family home offers spacious and well-presented accommodation, making it the perfect choice for growing families. With excellent local amenities and transport links, this property offers both convenience and comfort in equal measure. The location is incredibly convenient, with Cardiff Gate Retail Park just a short distance away, offering a wide range of shops, restaurants, and services. Commuters will appreciate the excellent access to the M4 and A48, making it easy to travel into Cardiff city centre, out to the Valleys, or beyond.

The property boasts a bright and airy living room, a well-equipped kitchen diner, a separate living room, and a convenient downstairs cloakroom, providing a versatile and practical living space.

Upstairs, you'll find four generously sized bedrooms, including a master bedroom with an en-suite shower room, as well as a family bathroom. The property is ideal for modern family living, with plenty of space to relax, entertain, and enjoy family time.

Outside, the property benefits from a driveway offering off-street parking for three to four vehicles, ensuring ample space for family cars and guests. The enclosed rear garden provides a private outdoor space, perfect for children to play or for summer barbecues and outdoor entertaining.

This lovely family home combines comfort, space, and practicality in a prime location, offering the ideal base for family life. Early viewing is highly recommended to fully appreciate everything this home has to offer.



1381.00 sq ft

Entrance Hall

Entered via a double glazed composite door to the front with inset double glazed window. Stairs to the first floor, radiator, matching Massimo Saffron Oak in herringbone design LVT flooring. Under stair storage cupboard. Doors to:

WC

WC, wash hand basin, radiator, matching Massimo Saffron Oak in herringbone design LVT flooring, extractor fan.

Living Room

11'4" x 15'2"

Double glazed window to the front, radiator. Matching Massimo Saffron Oak in herringbone design LVT flooring. Fireplace surround with marble back and hearth. French wooden doors leading through to the kitchen diner.

Kitchen Diner

27'0" x 9'8"

Double glazed windows to the rear, double glazed french doors to the rear garden. Kitchen has french doors to the living room, door to the hallway and door to a utility room. Kitchen is laid in a U-shape with a selection of wall and base units with worktops over. inset sink with mixer tap, four ring gas hob with an up-stand splash back and cooker hood fitted over. Integrated double oven. Integrated dishwasher. Integrated base fridge. Matching Massimo Saffron Oak in herringbone design LVT flooring. Radiator.

Utility Room

7'11" x 5'1"

Double glazed door to the side leading out to the rear garden. space for an American style fridge freezer, plumbing and space for washing machine, fitted cupboard with a concealed 'Baxi' combination boiler. Space for a condensing tumble dryer. Further storage cupboards. Radiator, matching Massimo Saffron Oak in herringbone design LVT flooring. Pocket slide door leads through to sitting room.

Sitting Room

16'6" x 7'8"

Door from the entrance hall. Double glazed window to the front, radiator, matching Massimo Saffron Oak in herringbone design LVT flooring. Recess for flat screen TV.

First Floor

Stairs rise up from the entrance hall with wooden hand rail and spindles.

Landing

Loft access hatch, banister. Airing cupboard with linen shelving. Doors to:

Bedroom One

13'8" x 11'5"

Double glazed windows to the front, radiator, fitted wardrobes, Door to en suite.

En suite

Double obscure glazed window to the front. Shower quadrant recess, WC, wash basin, radiator. Extractor fan.

Bedroom Two

9'5" x 14'6"

Double glazed window to the rear, radiator.

Bedroom Three

9'5" x 12'4"

Double glazed window to the rear, radiator.

Bedroom Four

7'8" x 9'3"

Double glazed window to the front, radiator.

Bathroom

5'10" x 7'6" max

Double obscure glazed window to the side. P-shaped bath with shower plumbed over, glass screen. WC, wash basin, heated towel rail. Light up shaving mirror. Tiled walls and floor. Extractor fan.

External

Front

Tarmacked driveway providing off street parking for three to four vehicles. Lawn, mature tree and shrubs. Side access to the rear garden.

Rear Garden

Enclosed rear garden with paved patio. Sitting area, garden continues with laid lawn, further decked sitting area and a timber frame storage shed. Mature trees, shrubs and flower borders. Path to the side leading out to the front.

Additional Information

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

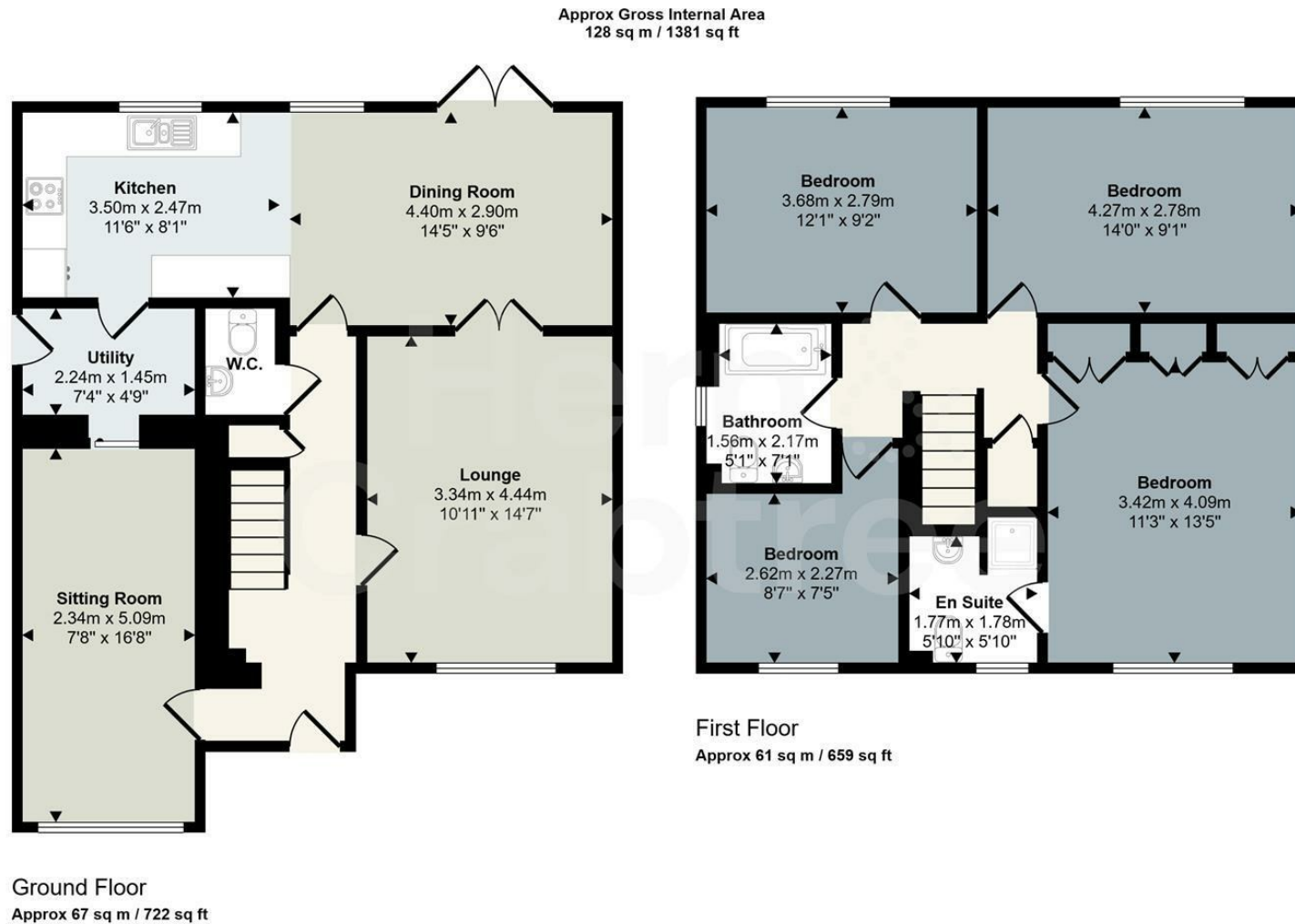
Area Info

Pontprenau is a modern suburb located on the north-eastern edge of Cardiff, Wales. It's a popular area for families and professionals alike due to its blend of residential convenience, green spaces, and easy access to amenities. Pontprenau is known for its peaceful and family-oriented environment. The area features a mix of detached, semi-detached, and terraced homes, with many properties offering spacious gardens and off-street parking. The neighbourhood has a strong sense of community, with local groups and activities catering to residents of all ages. Shopping and Retail: Cardiff Gate Retail Park is a major draw for locals, offering a variety of shops, supermarkets (including an Asda Superstore). The area is well-served by healthcare facilities, including a local GP surgery and pharmacy. There are several reputable schools nearby, making it a great choice for families with children. Pontprenau benefits from a semi-rural setting, with plenty of green spaces and walking routes

Quiet Streets: Many of the streets are quiet and tree-lined, contributing to the suburb's relaxed atmosphere. Pontprenau is exceptionally convenient for commuters. It's located close to the M4 (Junction 30) and A48, providing quick access to Cardiff city centre, Newport, and further afield. Bus services connect Pontprenau to Cardiff and other neighbouring areas, though owning a car is often preferred for flexibility.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.

