

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



ACORN GROVE  
PONTRENNAU





#### PORCH

#### LIVING ROOM

3.58m x 4.72m (11'9 x 15'6)

#### KITCHEN / DINER

3.58m x 2.77m (11'9 x 9'1)

#### TO THE FIRST FLOOR

#### LANDING

#### BEDROOM 1

2.97m x 2.77m (9'9 x 9'1)

#### BEDROOM 2

3.58m x 2.18m (11'9 x 7'2)

#### BATHROOM

2.62m x 1.37m (8'7 x 4'6)

#### LINEN CUPBOARD

#### TENURE

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

#### GARDEN

Private Garden  
West Facing  
Raised Decking Area  
Lawn

#### COUNCIL TAX

Band D

#### SCHOOL CATCHMENT

English medium primary catchment area is  
Pontpennau Primary School (year 2024-25)

English medium secondary catchment area is  
Llanishen High School (year 2024-25)

Welsh medium primary catchment area is  
Ysgol Gynradd Gymraeg Pen Y Groes (year 2024-25)

Welsh medium secondary catchment area is  
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

#### ADDITIONAL INFO

Allocated Parking for at least 2 cars







## ACORN GROVE

PONTPRENNAU, CF23 8NG -  
£230,000



2 Bedroom(s)



1 Bathroom(s)



619.00 sq ft

Nestled in the charming area of Acorn Grove, Pontprennau, Cardiff, this delightful mid-terrace house offers an excellent opportunity for those seeking a comfortable and convenient home. The property features two well-proportioned bedrooms, making it ideal for small families, couples, or individuals in need of extra space. There is a strong rental market in the area, so has excellent income potential for any landlords.

Sold as Chain Free for ease of purchase.

Enter through the Porch, an additional space with extra storage for coats and shoes with a new front door, and double glazed window, allowing the light to stream in. Continue through, and you are greeted by a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The large kitchen diner is a standout feature, complete with double doors that open out to the west facing garden, perfect for all day sun!

The main bedroom is equipped with fitted wardrobes and a ceiling fan, adding to the comfort and functionality of the space. The 2nd Bedroom, is currently set up with dual purpose as a 2nd guest bedroom and a home office. There is further space on the ground floor for a desk under the stairs. The recently refurbished bathroom is thoughtfully designed, featuring a new walk-in shower that caters to your everyday needs with ease.

Parking is convenient, accommodating up to two vehicles. Acorn Grove is known for its location and accessibility to local amenities, including nearby parks, shops, and schools, making it a desirable location for families and professionals alike.

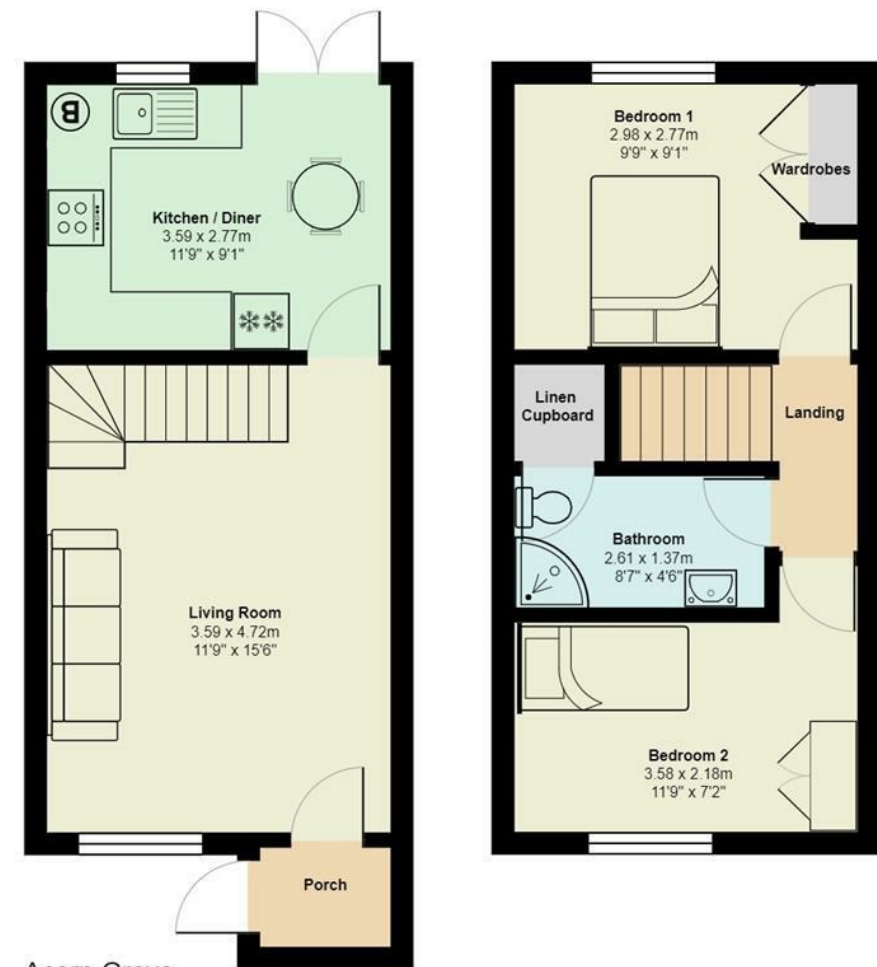
In summary, this mid-terrace house in Pontprennau offers a wonderful blend of comfort, practicality, and location. With its two bedrooms, inviting reception room, and ample parking, it is a property that is sure to appeal to a wide range of buyers. Do not miss the chance to make this house your home!

### PROPERTY SPECIALIST

Mr Ollie Vincent  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC