



Lascelles Drive, Pontprennau, Cardiff, CF23 8NZ

£240,000

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Spacious and Well-Maintained Semi-Detached Home

We are delighted to present this beautifully maintained two-bedroom semi-detached home in the ever-popular Pontprennau area of Cardiff. With no onward chain, this property offers an excellent opportunity for first-time buyers, downsizers, or those looking for a solid buy-to-let investment. Set on a generous plot in a quiet residential area, the home benefits from easy access to local amenities and transport links, making it a convenient choice for commuters and families alike.

Bright and Spacious Living Room with Garden Access

The living room serves as the heart of this home, offering a bright and airy space perfect for both relaxation and entertaining. Measuring 5.30m x 3.62m, the room is generously proportioned and features patio doors that open directly onto the rear garden. Natural light floods in through these doors, enhancing the sense of space and creating a seamless transition between indoor and outdoor living. The wood laminate flooring adds a modern touch, while the open-plan staircase gives the room a contemporary yet homely feel. This living space is ideal for families, professionals working from home, or those who love to host friends and family.

Modern Kitchen with Gas Appliances

To the front of the property, you'll find a fully equipped and modern kitchen. Compact but efficient, this space is designed to maximise both storage and functionality. The kitchen measures 2.38m x 2.26m and features a gas hob with an electric oven, making it easy to prepare meals at home. There's also room for a washing machine and an upright fridge freezer, meaning all your essential appliances can be easily accommodated. The kitchen is finished with attractive wood laminate flooring and benefits from a large window that allows plenty of natural light to stream in, creating a bright and welcoming space for preparing meals.

Two Well-Proportioned Bedrooms

Upstairs, the property boasts two comfortable bedrooms. Bedroom One, measuring 3.90m x 2.67m, is situated at the rear of the property, offering a peaceful retreat away from the hustle and bustle. It also includes a built-in storage cupboard,

providing practical storage solutions without sacrificing floor space. The room is carpeted for added comfort, making it an ideal space to unwind after a long day.

Bedroom Two, measuring 3.37m x 2.09m, is positioned at the front of the house and benefits from views over the front garden. Like the first bedroom, it is fully carpeted and offers ample space for a single or double bed, making it suitable for use as a guest room, child's bedroom, or even a home office.

Family Bathroom with Modern Fittings

The family bathroom is well-appointed with modern fittings and neutral decor, providing everything you need for day-to-day living. Measuring 2.39m x 1.74m, the bathroom features a full-sized bathtub with a wall-mounted power shower, perfect for either a relaxing soak or a quick morning shower. Additional features include a WC, pedestal wash basin, and practical wood laminate flooring. The front-facing window ensures the bathroom is bright and well-ventilated.

Generous Rear Garden with Patio Area

One of the standout features of this property is the generous rear garden, offering plenty of outdoor space for entertaining, gardening, or simply enjoying the outdoors. The garden is fully enclosed, providing privacy and security, making it perfect for families with children or pets. A patio area just outside the living room is ideal for outdoor dining or hosting summer barbecues. The garden also includes a spacious lawn area, bordered by mature plants, giving it a lush, green feel.

For those who enjoy gardening, there's ample scope to cultivate your own flowerbeds or even grow your own vegetables. Alternatively, if you prefer low-maintenance outdoor spaces, the garden is equally suited to being enjoyed as it is.

Off-Road Parking for Two Cars

Parking is often a priority for many homeowners, and this property doesn't disappoint. It offers off-road parking for up to two cars directly at the front of the property, a valuable feature in this quiet residential area. Whether you have a growing family or require extra space for visitors, the convenience of dedicated parking right outside your door is a big plus.

Excellent Location – Pontprennau

The property is located in Pontprennau, a highly sought-after area in the northern part of Cardiff. Known for its peaceful suburban environment, Pontprennau offers residents the perfect balance between tranquillity and convenience.

Great for Commuting and Local Amenities

For those who commute, the home is ideally situated with excellent access to major transport links. The M4 motorway is just minutes away, offering quick and easy connections to Cardiff city centre, Newport, and beyond. This makes it an ideal location for those who work in Cardiff but prefer to live in a more suburban setting.

The property is also within close proximity to Cardiff Gate retail park, where you'll find a range of shops, restaurants, and amenities, including Asda, B&Q, and McDonald's. Everything you need is right on your doorstep, making daily errands a breeze. Pontprennau itself also offers a community centre, doctors, dentists, and a well-regarded primary school, making it an excellent choice for families.

No Chain – Ready to Move In

Perhaps one of the most appealing aspects of this property is that it is being sold with no onward chain. This means the

purchase process can be completed more quickly and smoothly, making it ideal for buyers who are looking to move without the usual delays associated with buying a property. Whether you're a first-time buyer eager to step onto the property ladder, a growing family in need of more space, or an investor looking for a buy-to-let opportunity, this home offers flexibility and immediate availability.

Ideal First Purchase or Investment Opportunity

Given the property's excellent condition, no chain status, and superb location, it is an ideal choice for a range of buyers. First-time buyers will appreciate the well-maintained interior, move-in ready condition, and the fact that no renovations or immediate upgrades are required. Investors will see the potential for buy-to-let returns, given the strong demand for rental properties in this sought-after area of Cardiff.

The property's proximity to Cardiff Gate, the M4, and local schools also makes it a great long-term investment for those looking to secure a foothold in a growing community.

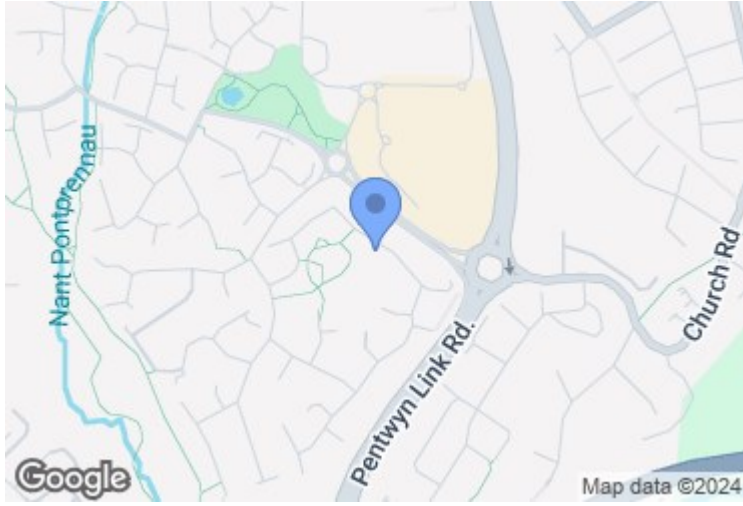
Tenure

We have been advised by the Vendor that the property is FREEHOLD.

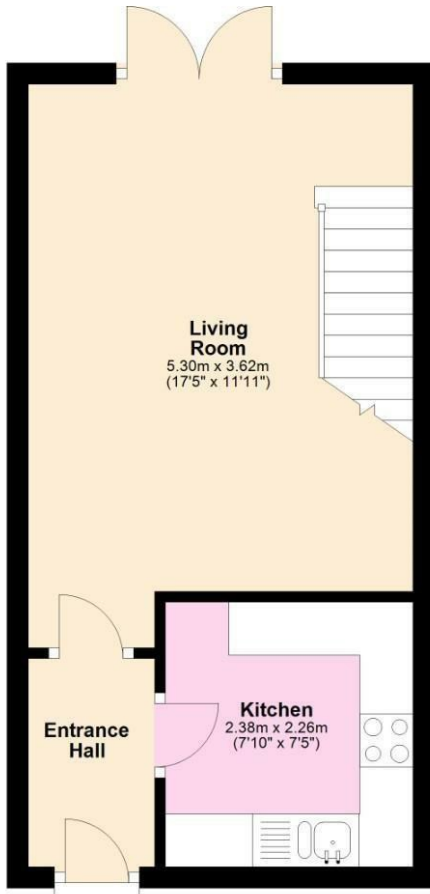
Council Tax

Band D.





Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
	90
	74

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.