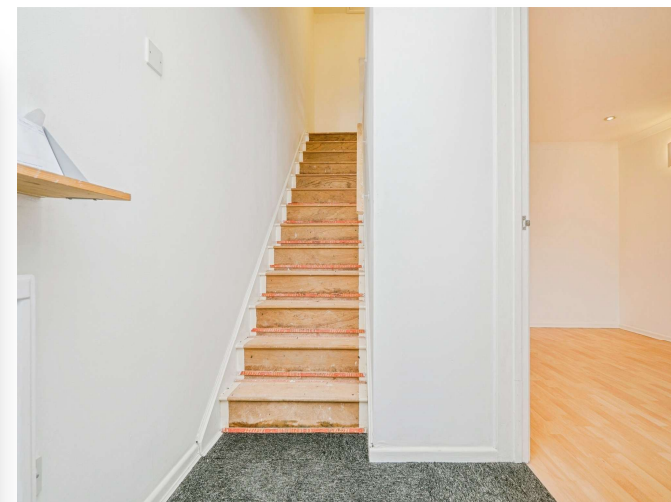




Oakleafe Drive, Pontprennau Cardiff CF23 8AL

welcome to

Oakleafe Drive, Pontprennau Cardiff

No onward chain. A three-bedroom end-link family home located in the sought-after area of Pontprennau, offering excellent access to Cardiff Gate, the A48 and M4. The property features an open-plan lounge/dining room, fitted kitchen, family bathroom, front and rear gardens and driveway parking.

Ground Floor

Entrance

Via a double glazed front door into:

Hall

Stairs rising to first floor and access to:

Lounge Area

14' 4" x 11' 3" (4.37m x 3.43m)

Double glazed window to front aspect, radiator, electric fire, spotlights, laminate flooring and opens to:

Dining Area

14' 1" x 6' 11" (4.29m x 2.11m)

Double glazed French doors providing access to rear garden, radiator, spotlights, laminate flooring and built in understairs cupboard.

Kitchen Area

10' 8" x 7' 2" (3.25m x 2.18m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and fridge/freezer, breakfast bar with space underneath for dishwasher and tumble dryer, spotlights and double glazed door providing access to rear garden.

First Floor

Landing

Loft hatch, built in storage cupboard and doors providing access to:

Bedroom One

14' 8" x 8' 10" (4.47m x 2.69m)

Double glazed window to rear aspect, radiator, exposed floorboards and wall mounted combi boiler.

Bedroom Two

11' 2" x 8' 4" (3.40m x 2.54m)

Double glazed window to front aspect, exposed floorboards and radiator.

Bedroom Three

6' 9" x 6' 1" (2.06m x 1.85m)

Double glazed window to front aspect, radiator and exposed floorboards.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin, WC, vinyl flooring, partially tiled walls, radiator and double glazed window to side aspect.

Outside

Front Garden

Mainly laid to lawn with paved footpath leading to front entrance and to the side to gate.

Rear Garden

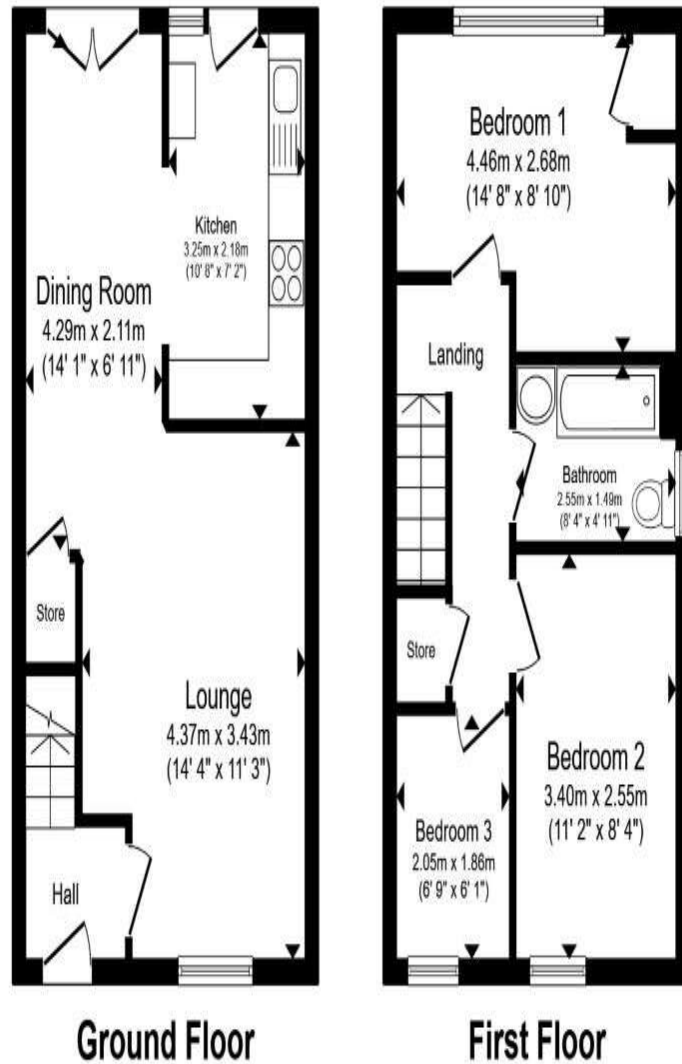
Enclosed with paved patio area, area laid to lawn and gated side access.

Parking

Driveway providing off street parking.

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Total floor area 69.3 m² (746 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Oakleafe Drive,
Pontprennau Cardiff

- End of Link Family Home
- Three Bedrooms
- Lounge Area/Dining Area
- Fitted Kitchen
- First Floor Bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£280,000



view this property online allenandharris.co.uk/Property/ROA114834



Property Ref:
ROA114834 - 0005

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