



Tramore Way, Pontprennau Cardiff CF23 8PZ

 allen & harris

welcome to

Tramore Way, Pontprennau Cardiff

A very well presented THREE BEDROOM LINK SEMI DETACHED family home positioned in the popular location of PONTPRENNAU and within a short drive to Cardiff Gate and A48/M4 access. The property further benefits from front and rear gardens and driveway to side providing off street parking.

Ground Floor

Entrance

Via a double glazed composite front door into:

Hallway

Stairs rising to first floor, thermostat, alarm control panel, laminate flooring, radiator and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, tiled flooring, radiator and double glazed window to front aspect.

Lounge

14' 8" x 12' 6" (4.47m x 3.81m)

Double glazed window to front aspect, two radiators, electric fire, laminate flooring, fitted blinds and double doors providing access to:

Dining Room

10' 7" x 8' 1" (3.23m x 2.46m)

Double glazed French doors providing access to rear garden, radiator, laminate flooring, built in understairs storage with shelves and hooks and access to:

Kitchen

10' 6" x 7' 3" (3.20m x 2.21m)

Fitted with a range of modern wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, spaces for washing machine, dishwasher and fridge/freezer, laminate flooring, cupboard housing boiler, under cabinet lighting and double glazed window to rear aspect.

First Floor

Landing

Double glazed window to side aspect with fitted blinds, built in airing cupboard housing tank, loft hatch and doors providing access to:

Bedroom One

10' 9" x 9' (3.28m x 2.74m)

Double glazed window to rear aspect with fitted blinds, radiator and built in wardrobe.

Bedroom Two

11' 11" x 8' 1" (3.63m x 2.46m)

Double glazed window to front aspect with fitted blinds and radiator.

Bedroom Three

8' 10" Max x 7' 5" (2.69m Max x 2.26m)

Double glazed window to front aspect with fitted blinds, radiator and built in wardrobe over stairs.

Bathroom

Fitted with a three piece suite comprising of bath with shower over, wash hand basin, WC, partially tiled walls, vinyl flooring, heated towel rail and double glazed window to rear aspect.

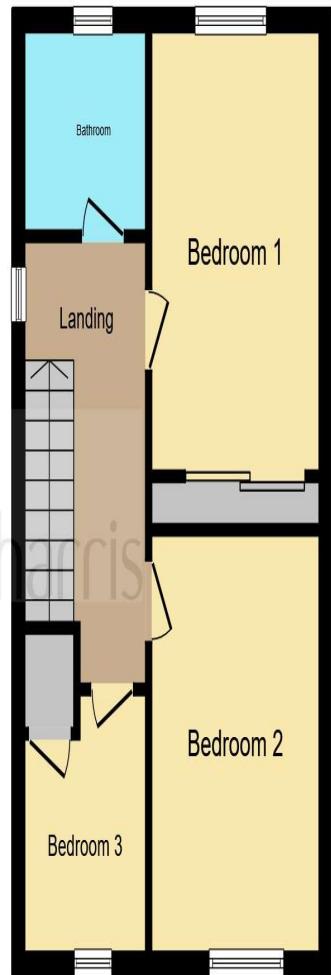
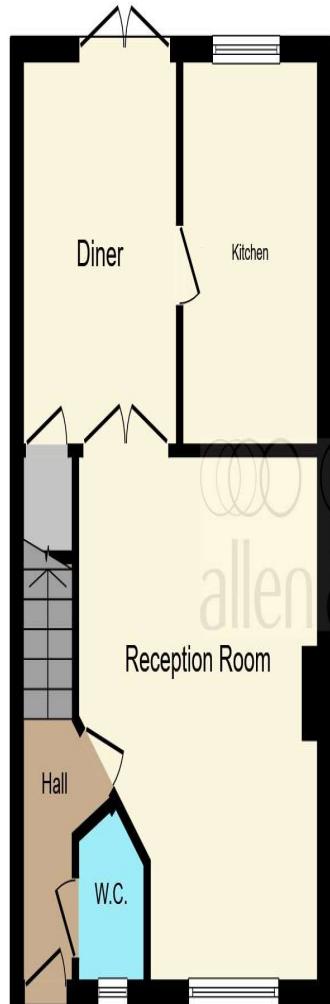
Outside

Front

Planted front garden with block paved path leading to front entrance and drive providing off street parking to side.

Rear Garden

Enclosed, with area laid to lawn, patio to rear, decking, planted borders, outside tap, outside powerpoint and wooden shed to remain.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
**Tramore Way,
Pontprennau Cardiff**

- Link Semi Detached Family Home
- Three Bedrooms
- Lounge and Dining Room
- Fitted Kitchen
- Family Bathroom and Downstairs WC
- Front and Rear Gardens
- Driveway to Side Providing Off Street Parking
- Popular Location

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£300,000



view this property online allenandharris.co.uk/Property/ROA114199

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Property Ref:
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