



42 Acorn Grove

Pontprenau, Cardiff CF23 8NG

£1,400 Per Calendar Month

HARRIS & BIRT



Harris and Birt are pleased to bring to the market this three bedroom semi detached property in the Pontprennau area of Cardiff close to Cardiff Gate retail park with a range of retail units and links to the M4 motorway. There is also a school, community centre and doctors surgery nearby. A regular bus service runs regularly to the city centre.

Accommodation comprises of a good size lounge diner, kitchen with oven and hob, three bedrooms and bathroom to first floor, front and rear gardens with, driveway parking.

Unfurnished. Gas central heating and double glazing throughout. EPC Rating D. Council tax band D. Available from 1st July 2026 at £1400pcm. Deposit £1500.

Entrance Hallway

Wooden floor. Radiator. Rack of wall mounted coat hooks with shelf above. Carpeted stairs to first floor. Flush fitted ceiling light fitting with three spot bulbs

Lounge 13'11x14'10 understairs (4.24mx4.52m understairs)

Double glazed window to front. Radiator. Wooden floor. Feature wooden fireplace with inset electric fire. Pendant ceiling light with shade. Wall mounted thermostat controls.

Dining Area 8'7x10'2 (2.62mx3.10m)

Double glazed sliding patio doors leading to rear garden. Radiator. Wooden floor. Pendant ceiling light with shade. Open archway leading to -

Kitchen 6x 10'3 (1.83mx 3.12m)

Double glazed window to rear garden. Cushion flooring. Fitted with a range of matching wall and base units to include integral oven, hob and hood. Single stainless steel sink and drainer unit with mixer tap. Strip lighting. Space for washing machine and fridge freezer.

First Floor Landing

Carpet. Loft access. Pendant ceiling light with shade. Airing cupboard housing Baxi combi boiler

Bedroom One 8'8x12'1 (2.64mx3.68m)

Double glazed window to front. Radiator. Carpet. Pendant ceiling light with shade. Fitted wardrobes plus separate storage cupboard

Bedroom Two 7'4 x 9'1 (2.24m x 2.77m)

Double glazed window to rear. Radiator. Carpet. Pendant ceiling light with shade.

Bedroom Three 7'3 x7'8 (2.21m x2.34m)

Double glazed window to rear. Radiator. Wooden floor. Pendant ceiling light with shade. Fitted wardrobes plus separate storage cupboard

Bathroom 5'6x6'6 (1.68mx1.98m)

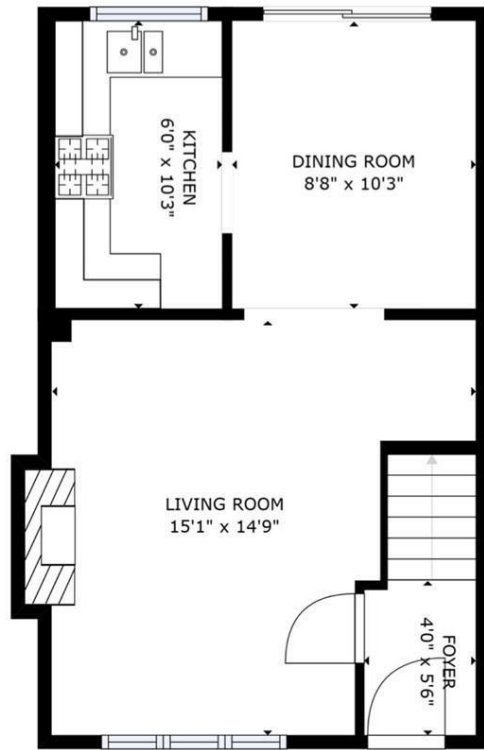
Modern bathroom with suite in white comprising panelled bath, pedestal wash hand basin and low level flush wc. Opaque double glazed window to side. Radiator. Chrome towel rail. Cushion flooring. Fully tiled around bath and to splashbacks. Wall mounted mirror above wash hand basin.

Exterior

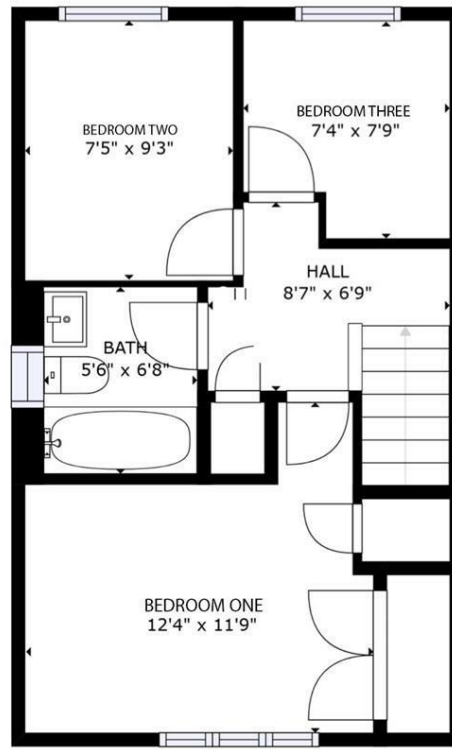
Lawned front garden with path to front door and driveway parking. Enclosed rear garden bordered by fencing with mature shrubs and flowers. Outside tap and two garden sheds







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 389 sq. ft, FLOOR 2: 379 sq. ft
 TOTAL: 768 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

