



**Cottingham Drive, Pontprennau Cardiff CF23 8QG**

**welcome to**

## **Cottingham Drive, Pontprennau Cardiff**

NO ONWARD CHAIN — A welcoming end-terraced townhouse in the heart of Pontprennau, offering a bright kitchen/diner, cosy lounge, three bedrooms including a comfortable master with en-suite, plus an enclosed rear garden and driveway. Ideally placed for Cardiff Gate, A48/M4, shops and schools.

### **Ground Floor**

#### **Entrance**

Via a double glazed composite front door into:

#### **Hallway**

Stairs rising to first floor, solid wooden flooring and access to:

#### **Downstairs Wc**

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

#### **Kitchen Area/ Dining Area**

15' 9" x 9' 6" ( 4.80m x 2.90m )

Fitted with a range of 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, tiled flooring, radiator, double glazed window to rear aspect and double glazed French doors providing access to rear garden.

### **First Floor**

#### **Landing**

Stairs rising to second floor and doors providing access to:

#### **Lounge**

15' 11" x 14' 10" ( 4.85m x 4.52m )

Double glazed French doors with Juliette balcony to rear aspect, laminate flooring and two radiators.

#### **Bedroom Three**

11' 9" x 8' 3" ( 3.58m x 2.51m )

Double glazed French doors with Juliette balcony to front aspect and radiator.

#### **Bathroom**

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

### **Second Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

15' 9" x 10' 6" ( 4.80m x 3.20m )

Double glazed dormer window to rear aspect, radiator and access to:

#### **En-Suite**

Fitted with a three piece suite comprising shower cubicle, WC and wash hand basin, vinyl flooring and extractor fan.

### **Bedroom Two**

15' 9" x 9' 3" ( 4.80m x 2.82m )

Double glazed dormer window to front aspect, radiator and built in storage cupboard.

### **Outside**

#### **Front**

Steps leading up to front entrance, planted area and driveway providing off street parking.

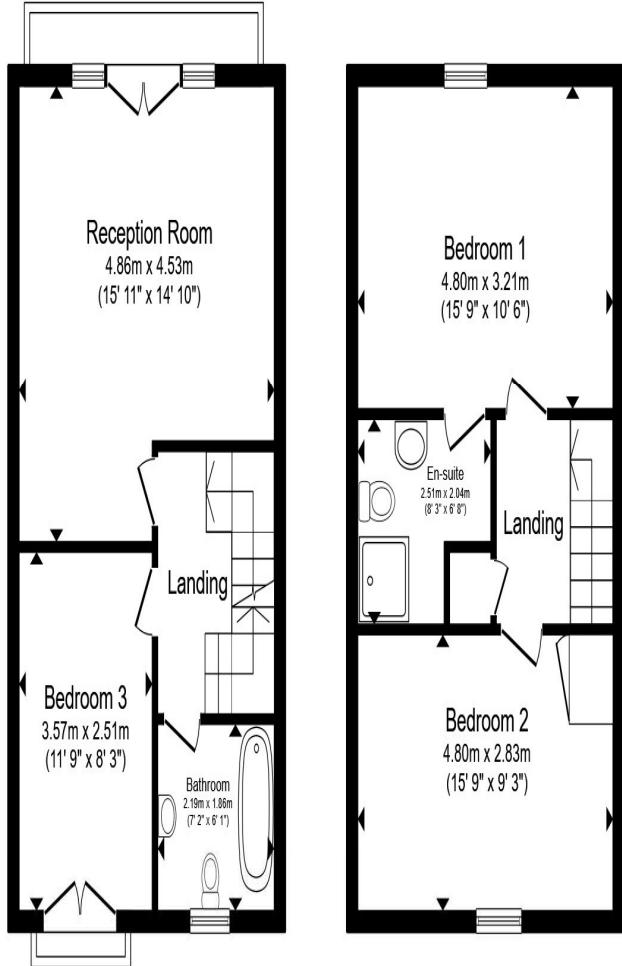
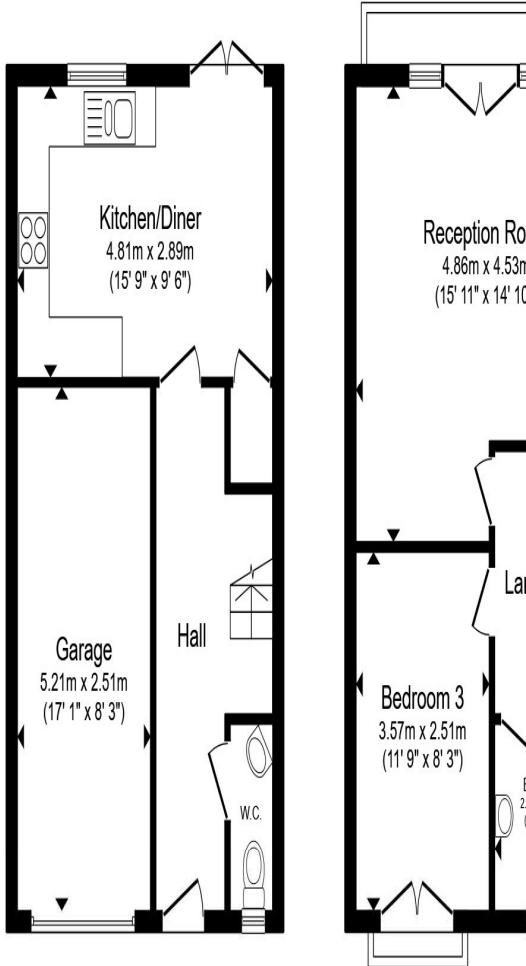
#### **Rear Garden**

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

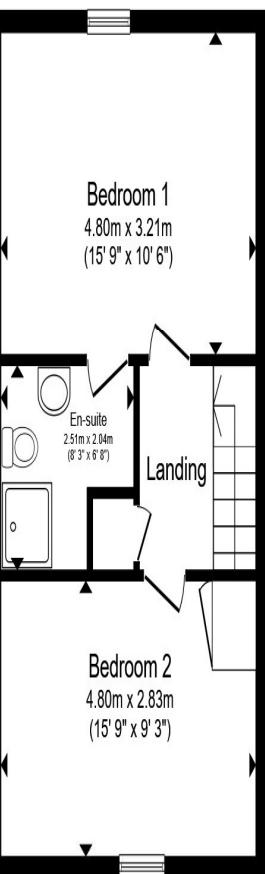
#### **Integrated Garage**

17' 1" x 8' 3" ( 5.21m x 2.51m )

With up and over door.

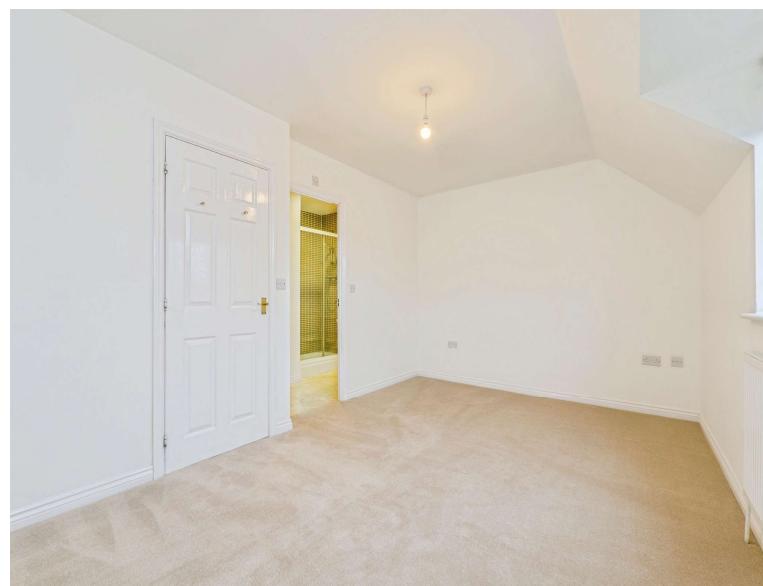


**Second Floor**



Total floor area 118.3 m<sup>2</sup> (1,273 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](http://www.propertybox.io)



welcome to

**Cottingham Drive,**

**Pontprennau Cardiff**

- Welcoming end-terraced townhouse in popular Pontprennau
- Three bedrooms, including a comfortable master with en-suite
- Bright kitchen/diner ideal for family meals and everyday living
- Cosy first-floor lounge
- Enclosed rear garden for relaxing outdoors

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

**£325,000**



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Property Ref:  
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**029 2046 4744**



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,  
CF24 3RS



**allenandharris.co.uk**