



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.



Ground Floor

First Floor

Second Floor

Total floor area 118.3 m² (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



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:
ROA114499 - 0002

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