



Tarragon Way, Pontprennau Cardiff CF23 8SN

welcome to

Tarragon Way, Pontprennau Cardiff

Well-presented three-bed detached property close to shops, schools and retail amenities. Features a lounge, kitchen/diner, utility room, master en-suite, front and rear gardens, and a double driveway.

This wonderful property truly needs to be seen to be fully appreciated. Viewing Recommended!

Ground Floor

Entrance

Via a double glazed front door into:

Hall Area

Stairs rising to first floor and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, heated towel rail, tiled flooring and walls, obscured double glazed window to front aspect.

Lounge Area

Double glazed window to front aspect, radiator, gas fire operated via remote control with tiled fireplace, access to:

Kitchen Area/ Dining Area

Fitted with a range of wall and base level units with complementary granite work surfaces over, sink unit, integrated induction 'Rangemaster', dishwasher and beer/wine fridge, space for American style fridge/freezer, cooker hood, tiled flooring, breakfast bar inset lighting, double glazed window to rear aspect and double glazed door providing access to side.

Utility Room

Garage Conversion: Kitchen unit with sink, space for washing machine, powerpoints and double glazed window to front aspect.

First Floor

Landing

Double glazed window to side aspect, tiled stairs and landing with glass balustrade and lighting, loft hatch and doors providing access to:

Bedroom One

Double glazed window to front aspect, tiled flooring, radiator, spotlights and access to:

En-Suite

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

Bedroom Two

Double glazed window to rear aspect, radiator and tiled flooring.

Bedroom Three

Double glazed window to front aspect, radiator, tiled flooring and built in niche for storage.

Shower Room

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

Outside

Front Garden

There is an open plan area with grey gravel chippings, pathway leading to the front door.

Rear Garden

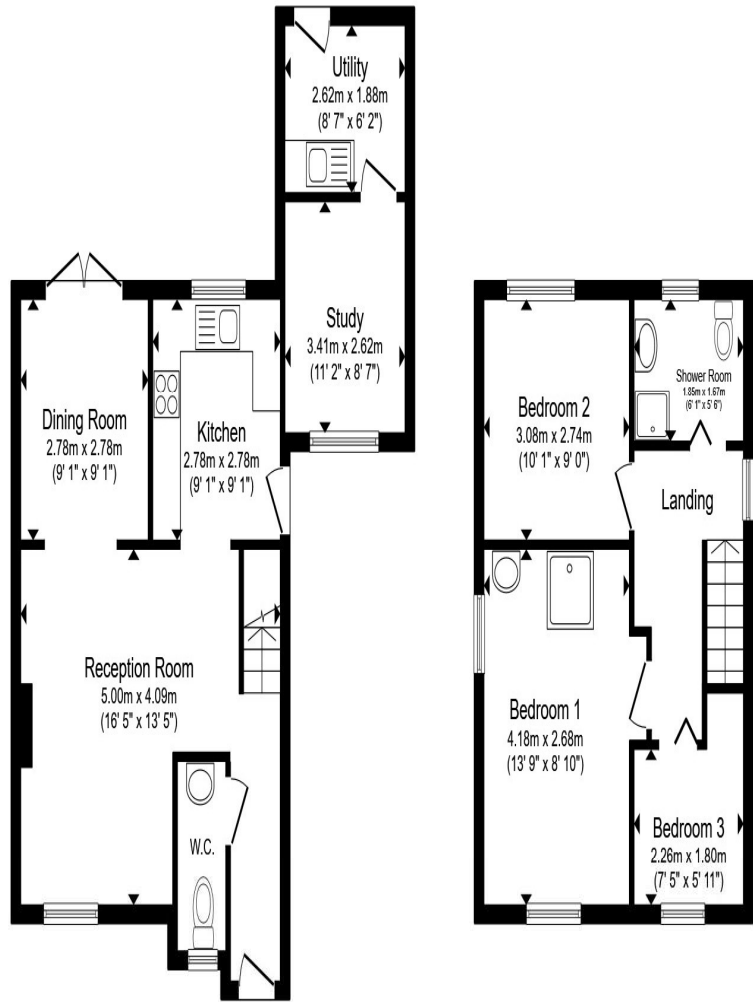
Enclosed with fencing which has a 25 year guarantee, Double gated access and single doors giving access to driveway, pressed concrete, raised area, outside tap and outdoor socket.

Driveway

Off street parking for approx. two cars.

Additional Information

The vendor has advised that the loft space is insulated and partially boarded.



Ground Floor

First Floor

Total floor area 93.0 m² (1,001 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
Tarragon Way,
Pontprennau Cardiff

- Detached Home
- Three Bedrooms
- Master Bedroom with En-Suite
- Lounge Area and Downstairs WC
- Fitted Kitchen Area/Dining Area and Utility Room

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

offers in excess of
£375,000



check out more properties at [allenandharris.co.uk](https://www.allenandharris.co.uk)



Property Ref:
ROA114545 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



029 2046 4744



roath@allenandharris.co.uk



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



[allenandharris.co.uk](https://www.allenandharris.co.uk)