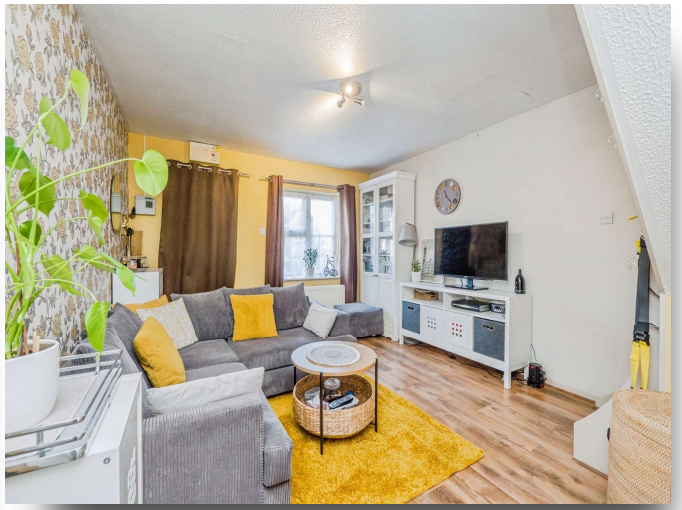






Ireton Close,Pontprennau Cardiff CF23 8LQ

allen & harris

welcome to

Ireton Close, Pontprennau Cardiff

An end-terraced home in the sought-after area of Pontprennau, offering excellent access to Cardiff Gate, the A48/M4 and a wealth of local amenities. Boasting two bedrooms, a fitted kitchen/diner, rear garden and allocated parking, this is an ideal first-time buy, investment or downsizing.

Ground Floor

Entrance
Via a front door into:

Lounge
15' 6" x 11' 9" (4.72m x 3.58m)
Double glazed window to front aspect, radiator, stairs rising to first floor, powerpoints and door providing access to:

Kitchen/Dining Area
11' 10" x 9' (3.61m x 2.74m)
Fitted with modern high gloss grey wall and base level units with complementary work surfaces over, sink and drainer unit, integrated gas hob with extractor over, integrated eye level oven, spaces for washing machine and fridge/freezer, wall mounted boiler, powerpoints, space for table and chairs, double glazed window to rear aspect and double glazed sliding doors providing access to rear garden.

First Floor

Landing
Loft hatch with pull down ladder and doors providing access to:

Bedroom One
11' 9" x 7' 2" (3.58m x 2.18m)
Double glazed window to front aspect, radiator and powerpoint.

Bedroom Two
11' 10" x 9' (3.61m x 2.74m)
Double glazed window to rear aspect, radiator and powerpoints.

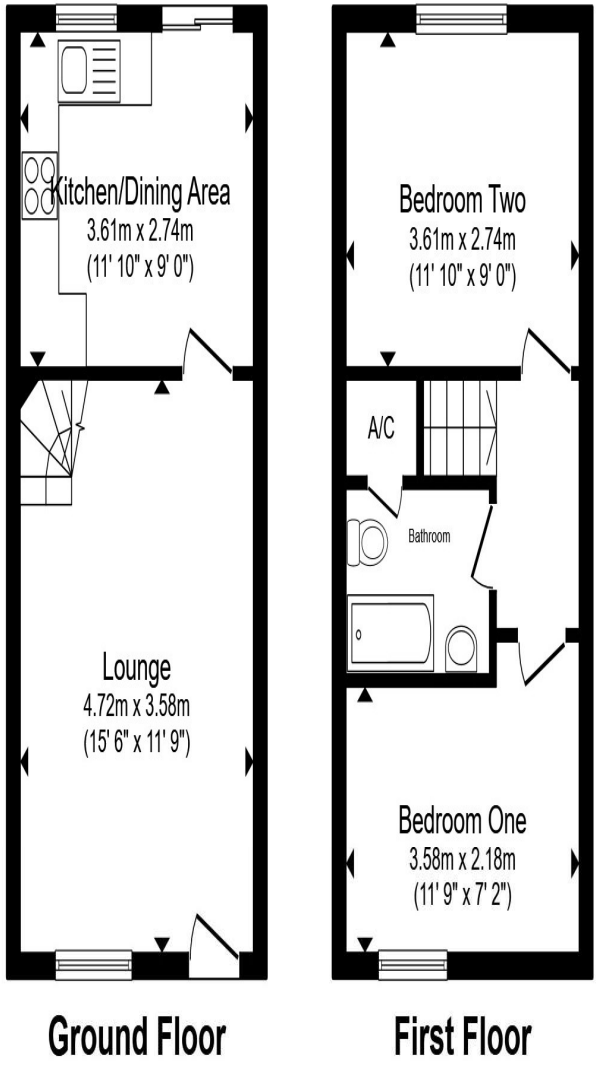
Bathroom
Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, A/C and extractor fan.

Outside

Front
Paved area, footpath leading to front entrance and allocated parking.

Rear Garden
Enclosed by fenced boundaries, paved patio area and area laid to lawn.

Estate Agents Notes
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

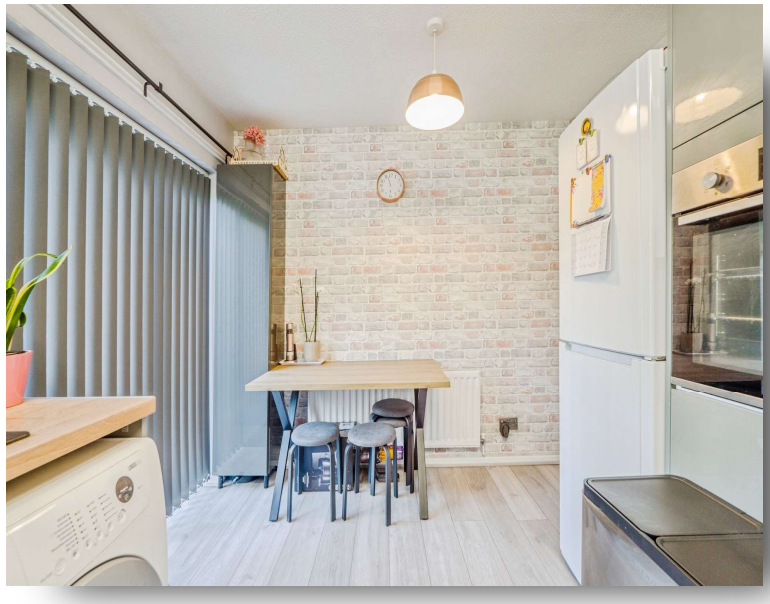


Total floor area 54.6 m² (588 sq.ft.) approx

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

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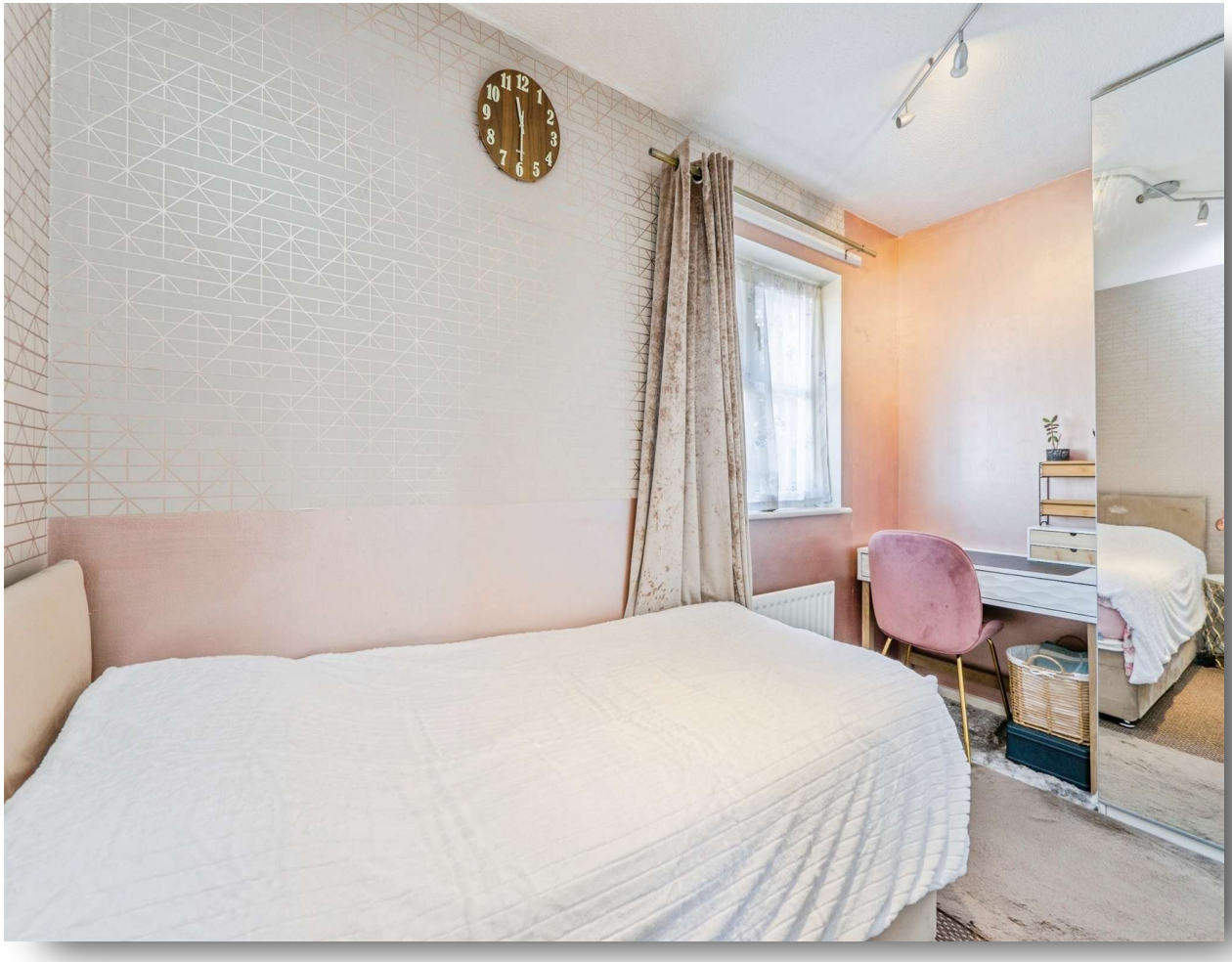
Ireton Close,

Pontprennau Cardiff

- End Terraced Home
- Two Bedrooms
- Cul De Sac Location
- Fitted Kitchen within Dining Area
- Close to Cardiff Gate Retail Park

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£240,000



view this property online allenandharris.co.uk/Property/ROA115134

The Property Ombudsman

Property Ref:
ROA115134 - 0004

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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