



Lascelles Drive, Pontprennau, Cardiff. CF23 8NU

£265,000



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DanielMatthew
ESTATE AGENTS



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****IDEAL FOR FIRST TIME BUYERS**** Daniel Matthew Estate Agents are delighted to offer for sale this immaculate, extended two bedroom semi detached property, situated in the popular location of Pontprennau. The property is located only a short distance from Cardiff Gate Retail Park with great links to the M4 and A48. The property comprises hallway, kitchen, lounge, dining room, utility room/WC on the ground floor, and to the first floor, two bedrooms and a bathroom. Further benefits are driveway to the front for two vehicles and enclosed rear garden with a summer house. Viewings are highly recommended, please call on 01446 502806 to book your



Entrance Hallway

Enter via a composite door, plain ceiling, plain walls, tiled flooring, doors leading to:-

Kitchen (7' 9" x 7' 5") or (2.36m x 2.27m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, plumbing for dishwasher, space for fridge/freezer, integrated oven with electric hob and extractor fan, tiled splashback, wall mounted combination boiler.

Lounge (17' 6" x 11' 11") or (5.34m x 3.64m)

UPVC double glazed patio doors leading to rear garden, plain ceiling with coving, plain walls, laminate flooring, stairs leading to first floor, door leading to dining room, radiator.

Dining Room (11' 7" x 8' 0") or (3.52m x 2.43m)

UPVC double glazed patio doors leading to rear garden, plain ceiling, plain walls, laminate flooring, radiator, door leading to utility/cloakroom, loft access.

Utility and WC (8' 0" x 4' 6") or (2.43m x 1.38m)

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls, tiled flooring, two piece suite comprising low level WC and pedestal wash hand basin, plumbing for washing machine, space and plumbing for tumble dryer or fridge/freezer, extractor fan.

Landing

Fitted carpet, plain walls, plain ceiling, access to loft, UPVC double glazed window to side aspect

Bedroom One (12' 10" x 8' 9") or (3.92m x 2.66m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls with one feature wall, built in storage cupboard, laminate flooring radiator.

Bedroom Two (11' 0" x 6' 11") or (3.36m x 2.11m)

UPVC double glazed window to front aspect, plain ceiling, plain walls with one papered feature wall, fitted carpet, radiator.

Bathroom (7' 10" x 4' 9") or (2.39m x 1.44m)

UPVC double glazed obscured window to front aspect, plain ceiling, floor to ceiling tiled walls, three piece white suite comprising panelled bath with over head electric shower, low level WC and inset sink into vanity unit, chrome heated towel rail.

Garden

Front - block paved driveway

Rear - fenced boundaries, decking area, artificial grass, patio area to rear end of garden, summer house which can be used as an playroom/office/gym.

Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage

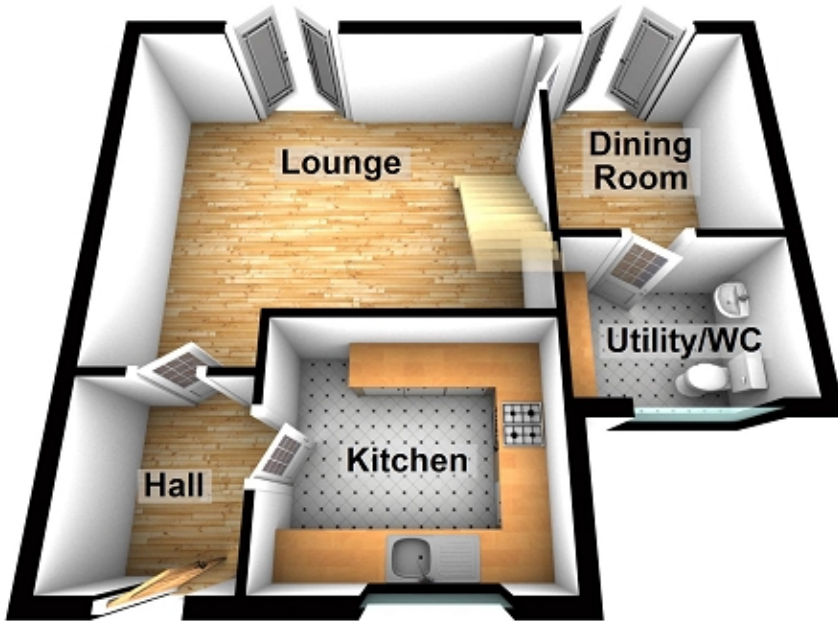
Tenure

The resale tenure for this property is Freehold



Ground Floor

Approx. 42.1 sq. metres (453.0 sq. feet)




First Floor

Approx. 30.6 sq. metres (329.3 sq. feet)



Total area: approx. 72.7 sq. metres (782.3 sq. feet)

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 90 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.