



Edwards & Co
property sales & lettings

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Acorn Grove
Pontprennau
Cardiff
CF23

Guide price £260,000



- Ideally located 2 bedroom semi detached home
- Spacious lounge/diner
- Modern kitchen/breakfast room
- 2 double bedrooms
- Stylish family bathroom
- Driveway parking to side
- Private and enclosed rear garden with lawn and patio
- Very-well presented and maintained throughout
- Ideally located for A48 and M4 links to Cardiff and Newport
- MUST BE VIEWED TO BE FULLY APPRECIATED



Ref: PRA53591

Viewing Instructions: Strictly By Appointment Only

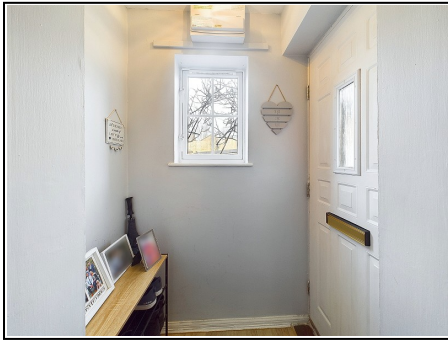
General Description

Beautifully presented and spacious 2 bedroom semi-detached home in Pontprennau Edwards and Co are delighted to offer for sale this fabulous first time buy/downsizer enviably located at the head of this very desirable cul de sac. The property offers sizeable ground and first floor accommodation together with driveway parking and excellent size, southerly facing rear garden. Must be viewed to fully appreciate.



Front Garden & Entrance

Neat and low maintenance frontage laid with slate clippings and planted shrubs. Paved pathway to composite front door painted duck egg blue. Outside meter chousing.



Entrance Hallway

Brightly decorated entrance hallway providing coat hanging and access to main living area. Consumer unit, pendant light fitting, uPVC window to front aspect.



Lounge/Dining area

A beautifully presented open-plan main living area with adequate space for lounge furniture and small dining area if required. Open stairs lead to first floor landing. Modern decor, laminate wood flooring, pendant light fitting and radiator, uPVC window to front aspect, door to kitchen/breakfast room.

Kitchen/Breakfast Area

Open plan kitchen and breakfast/dining area described as follows:



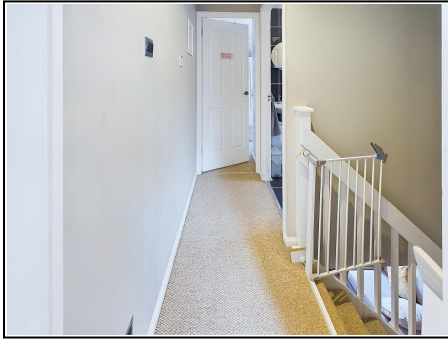
Kitchen

An impressive range of white floor and wall units with granite-effect square edged work tops, 4 burner gas hob with oven and grill below and extractor above, sink and drainer with mixer tap, wall mounted boiler, plumbed for washing machine, space for fridge freezer, uPVC window overlooking rear aspect. Part tiled and part painted walls, tiled floor, pendant light fitting. Open plan to breakfast/dining area.



Breakfast Area

Open-plan to kitchen area with painted walls and tiled floor, sliding patio doors to rear garden and patio seating area. Ceiling light and radiator.



First Floor Landing

Carpeted stairs lead up from the ground floor with white glossed handrail and balustrade. Modern decor, loft hatch, pendant light fitting, doors to beds 1, 2 and bathroom.



Bedroom 1

A generously-sized and brightly decorated main bedroom with space for double bed and bedroom furniture. Painted walls, carpeted floor, radiator, pendant light fitting, uPVC window overlooking rear garden.



Bedroom 2

Another excellent size bedroom, this time with the uPVC window overlooking the front aspect. Brightly decorated, carpeted floor, pendant light fitting and radiator.



Family Bathroom

Stylish family bathroom with white 3 piece suite comprising of panelled bath with shower and glass shower screen, close coupled wc, pedestal wash hand basin. Tiled floor and part tiled and part painted walls, towel rail radiator, ceiling light, storage cupboard, uPVC window with obscured glazing to side aspect.



Rear Garden

A fabulously-proportioned rear garden with 'landscaped' lawn and Cotswold-style stone inlaid areas, block and wood fence boundaries, mature trees and plants, access gate to driveway, patio area as described.



Patio Sitting Area

Raised patio seating area accessed off the breakfast area and overlooking the rear garden.



Driveway

Ample tarmacadam driveway parking, access gate to rear garden.

Agents Opinion

A particularly spacious and well-presented 2 bedroom starter/downsizer home in this very popular location. The property further benefits from having a fabulous, private and enclosed rear garden and 2 car driveway parking. Call to view arrange your viewing today.

Services

Mains electricity, mains water, mains gas, mains drainage

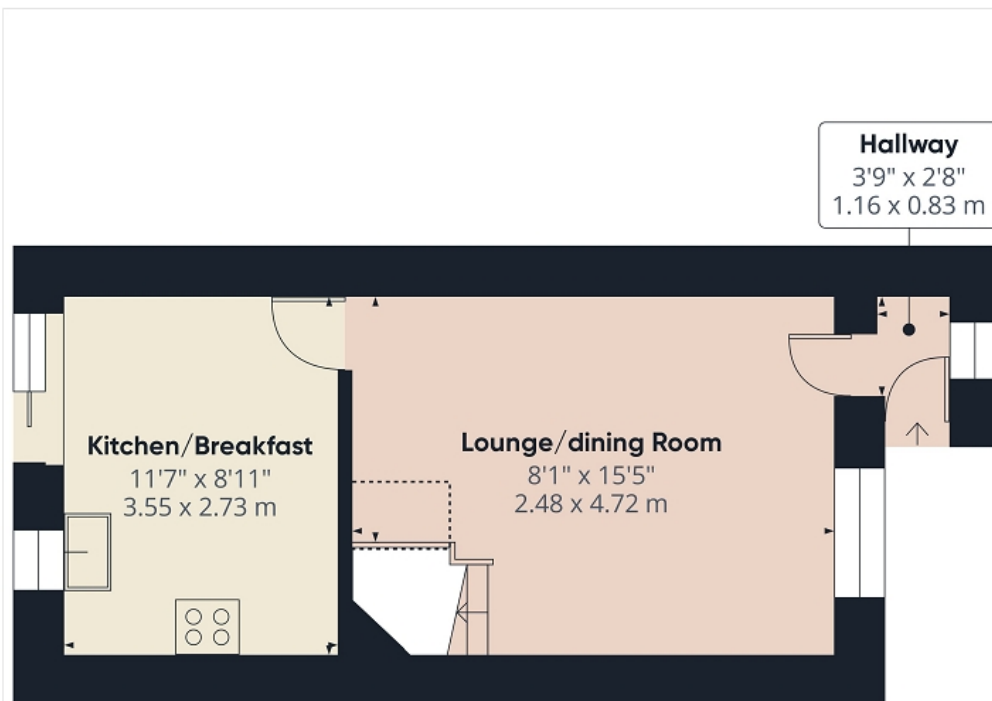
EPC Rating:68

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



Ground Floor

Approximate total area⁽¹⁾
 302.14 ft²
 28.07 m²

Reduced headroom
 6.36 ft²
 0.59 m²

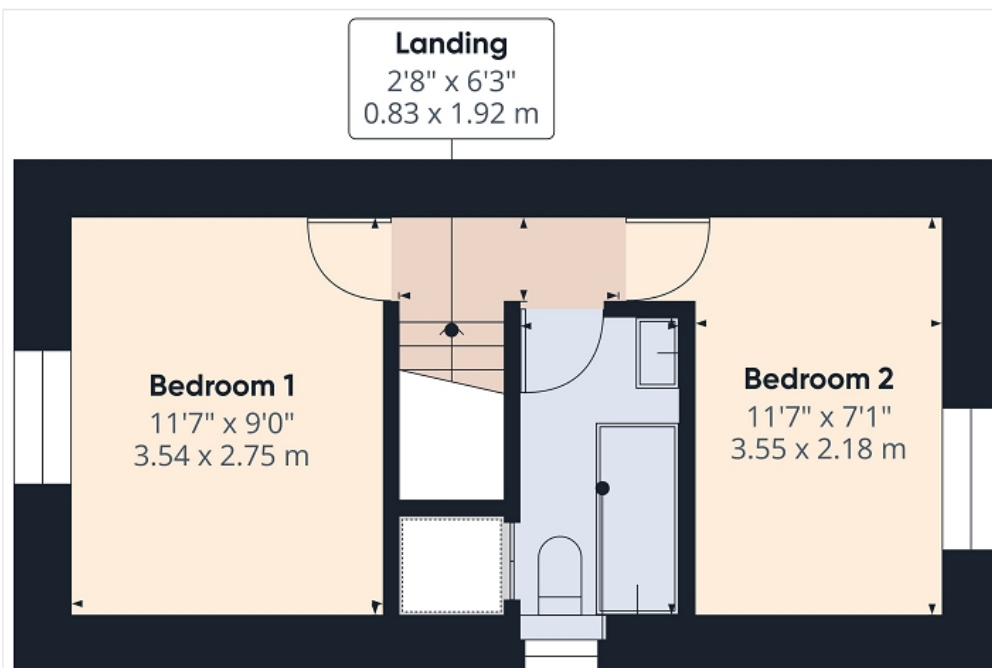
(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GRAFTE300



Floor 1

Approximate total area⁽¹⁾
 248.22 ft²
 23.06 m²

(1) Excluding balconies and terraces

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Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GRAFTE300



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B		87	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.