

Hogg & Hogg

Estate Agents

53 Acorn Grove, Pontprennau, Cardiff, CF23 8NG

£240,000



www.hoggandhogg.wales



Property Description

Well proportioned and very well presented two double bedroom semi detached home located in a lovely quiet position at the head of a cul de sac leading onto parkland. Conveniently located for easy access to Cardiff Gate Retail Park. Quick and easy access to the A48/M4. Excellent bus links to the City Centre. To the ground floor is the spacious living room and kitchen diner and to the first the bedrooms and bathroom. Outside a lovely enclosed south facing rear garden backing onto parkland and to the front a low maintenance small garden with off road parking. Ideal first time buy, downsize or a perfect investment.

ENTRANCE LOBBY

Property entered by front door into lobby area with plenty of space for coats and shoes. Window to the front aspect. Further door opening into living room.

LIVING ROOM

14' 11" x 11' 9" (4.55m x 3.58m)

Spacious living room with window to the front aspect. Laminate flooring. Double radiator. Staircase to first floor.

KITCHEN DINER

11' 9" x 9' (3.58m x 2.74m)

Well proportioned modern kitchen diner. The kitchen area with a matching range of wall and floor units with worktops over. Stainless steel one and a half bowls sink and drainer with mixer tap beneath window overlooking rear garden. Built under electric oven with four ring gas hob above and stainless steel extractor hood over. Integrated dishwasher Space for



white goods. Tiled splash backs. Dining area with ample space for dining table and chairs. Patio doors opening out onto garden.

LANDING

Approached via carpeted stairs to landing area. Access to bedrooms and bathroom.

BEDROOM ONE

11' 11" x 9' (3.63m x 2.74m)

Double bedroom with window to the front aspect. Radiator.

BEDROOM TWO

11' 11" x 7' 3" (3.63m x 2.21m)

Further double bedroom with window to the rear aspect. Radiator.

BATHROOM

8' 1" x 4' 7" (2.46m x 1.4m)

Stunning bathroom with modern white suite comprising panelled bath with shower over and glass shower screen. Low level w.c. Wash hand basin and vanity unit. Contemporary part tiled walls. Chrome heated towel rail. Storage cupboard built in over staircase.

FRONT GARDEN

Low maintenance area to the front with off road parking to the side. Gate to rear garden

REAR GARDEN

Delightful private south facing rear garden enclosed via fencing on three sides. Paved patio relaxation area with further area laid to stones and grass. Established borders with shrubbery and trees.







EPC HERE

Acorn Grove

Approximate Gross Internal Area = 55.9 sq m / 602 sq ft

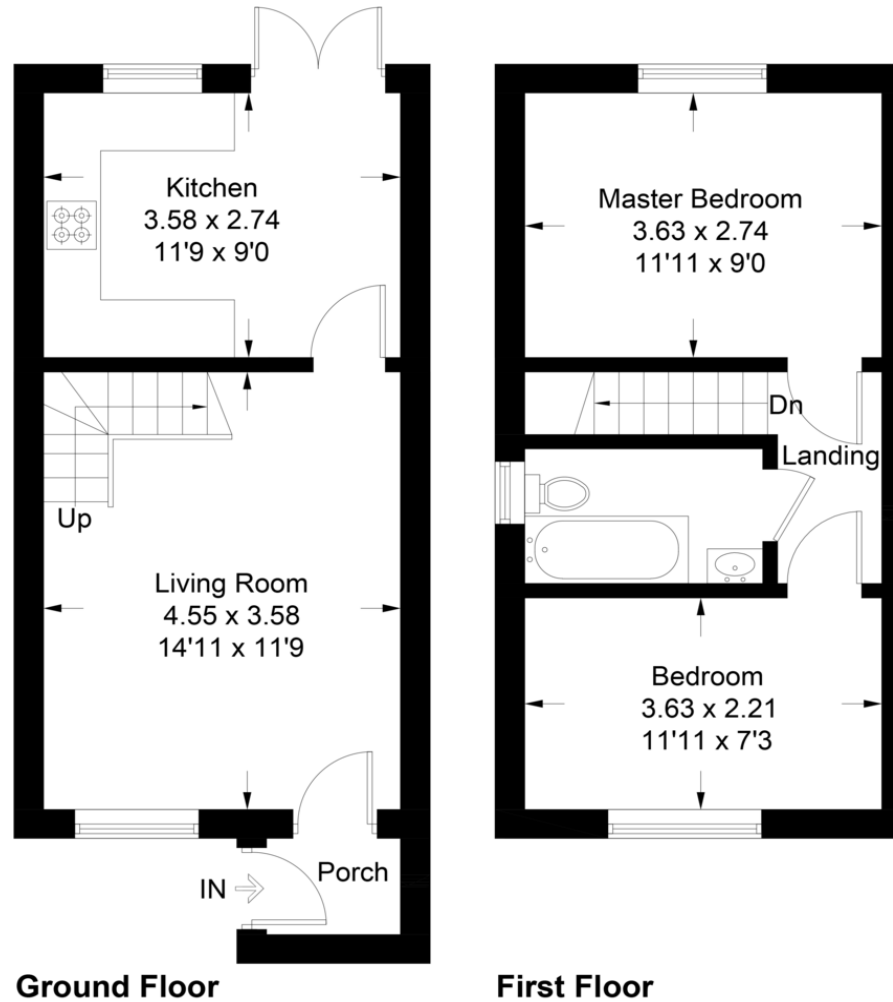


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID872702)

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