

43 Hollington Drive, Pontprennau, Cardiff, CF23 8PG



Estate Agents and
Chartered Surveyors

Guide Price

£320,000



Semi- Detached House

3

2

3

2

Property Description

MGY are delighted to offer for sale this lovely 3 bedroom semi detached property in the ever popular Pontprennau area. The accommodation comprises entrance hall, lounge, kitchen/ diner, inner hall with access to downstairs w.c and study/ playroom to the ground floor. On the first floor there are 3 bedrooms, one with en-suite and a family bathroom. Viewing highly recommended.

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,065 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

This property is in the Pontprennau area of Cardiff close to Cardiff Gate retail park with a range of retail units and links to the M4 motorway. There is also a school, community centre and doctors surgery nearby. A regular bus service runs regularly to the city centre.

ENTRANCE HALL

Door with inset obscured double glazed panel. Double glazed uPVC window to side. Radiator. Laminate flooring. Door to :-

LOUNGE

16' 5" x 10' 9" (5.02m x 3.28m)
Double glazed uPVC windows to front and side. Laminate flooring. Wall mounted electric fire. Textured and coved ceiling. Door to inner hall. Glazed wooden doors to:-

KITCHEN / DINER

19' 6" x 8' 5" (5.96m x 2.59m)
Double glazed window overlooking rear garden. Glazed doors to lounge. Double glazed sliding doors to rear garden. Tiled floor. Textured and coved ceiling. Base and wall mounted units with wooden work surfaces and tiled splash backs incorporating one and a half stainless steel sink unit

with mixer tap. Built in oven and 4 ring gas hob with extractor hood over. Plumbing for washing machine. Space for fridge / freezer. Cupboard housing 'prima' gas boiler. Radiator.

INNER HALL

Stairs to first floor. Good size storage cupboard. Doors to w.c and study / playroom.

W.C

Laminate flooring. W.c and wash hand basin with mixer tap.

STUDY/ PLAYROOM

12' 9" x 8' 4" (3.89m x 2.56m)
Double glazed uPVC window to front. Coved ceiling. Radiator.

FIRST FLOOR

STAIRS & LANDING

Access to loft space. Radiator. Doors to 3 bedrooms and bathroom.

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BEDROOM ONE

13' 2" to front of fitted wardrobes x 8' 9" (4.02m x 2.69m)

Double glazed uPVC window overlooking rear garden. Fitted wardrobes. Radiator. Door to :-

EN-SUITE

Obscured double glazed uPVC window to rear. Laminate flooring. Shower cubicle with mains shower, pedestal wash hand basin with mixer tap, w.c. Chrome heated towel rail.

BEDROOM TWO

10' 3" x 9' 3" (3.14m x 2.84m)

Double glazed uPVC window to front. Radiator.

BEDROOM THREE

7' 2" x 9' 0" (2.20m x 2.76m)

Double glazed uPVC window to front. Radiator.

BATHROOM

8' 1" x 8' 9" (2.48m x 2.69m)

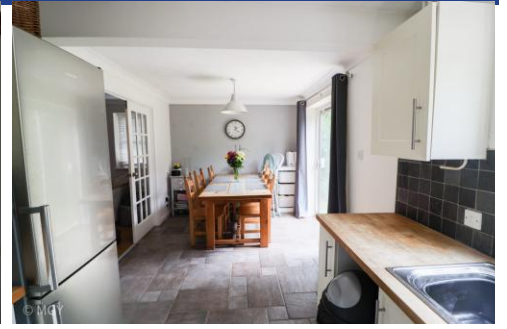
Obscured double glazed uPVC window to rear. Bath with mixer tap, pedestal wash hand basin with hot and cold taps. Airing cupboard housing hot water tank. Chrome heated towel rail.

OUTSIDE

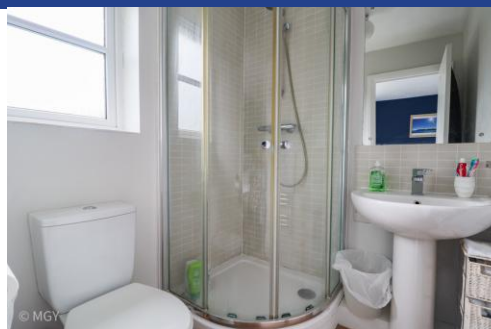
FRONT- Driveway to front. Gate to side.

REAR- Gate to side. Mostly laid to lawn with well stocked borders. Paved areas.

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GROUND FLOOR

1ST FLOOR



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Birchgrove 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South
Glamorgan, CF14 4QG



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