

72 Lascelles Drive, Pontprennau, Cardiff, CF23 8NZ



Estate Agents and
Chartered Surveyors

Offers In Region Of

£240,000



Semi Detached



Property Description

MGY are pleased to offer for sale this lovely two bedroom semi detached property with a generous plot and garage in the Pontprennau area of Cardiff. The property briefly comprises of entrance hall, lounge, kitchen/breakfast room, two bedrooms and bathroom. Gardens to front, side and rear and a driveway and garage. Double glazed and central heating throughout. Ideal for first time buyers/Investors. Viewing recommended.

Tenure Freehold

Council Tax Band D

Floor Area Approx 592 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Pontprennau is situated in the North of Cardiff and has good transport links to the city centre and M4 motorway. Pontprennau has a community centre, doctors, dentist, retail park with many outlets including Asda, B&Q, Mc Donalds and many more. Well regarded primary school in the area.

ENTRANCE HALL

Entered via wooden door with inset obscured glazed panels. Textured ceiling. Radiator. Opening to :-

KITCHEN

7' 4" x 7' 9" (2.25m x 2.38m)

Double glazed uPVC window to front. Textured ceiling. Wood effect vinyl flooring. Base and wall units with work surfaces and tiled splash backs incorporating one and a half stainless steel sink unit with mixer tap. Built in oven, 4 ring gas hob and extractor over. Recess for fridge / freezer. Plumbing and space for washing machine. Wall mounted "Baxi" combi boiler.

LOUNGE

16' 4" x 11' 10" (4.98m x 3.63m)

Double glazed uPVC sliding doors to rear garden. 2 Radiators. Under stairs recess. TV aerial point.

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FIRST FLOOR

STAIRS & LANDING

Double glazed uPVC window to side. Access to loft space. Radiator.

BEDROOM ONE

13' 0" x 8' 8" (3.98m x 2.65m)

Double glazed uPVC window to front. Good size fitted cupboard with hanging and storage space. Radiator. Textured ceiling.

BEDROOM TWO

7' 11" x 6' 9" (2.43m x 2.08m)

Double glazed window to front. Radiator. Textured ceiling.

BATHROOM

7' 11" x 4' 9" (2.42m x 1.47m)

Obscured double glazed window to front. Panelled bath with hot and cold taps and electric shower over, w.c, pedestal wash hand basin with hot and cold taps. Wood effect vinyl flooring. Part tiled walls.

OUTSIDE

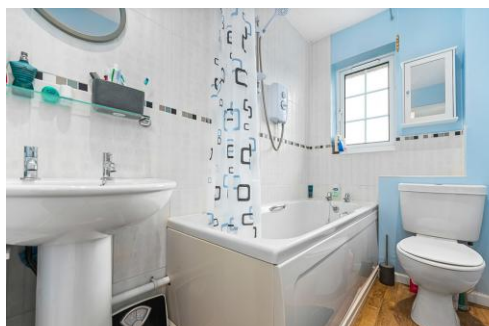
A generous garden to rear and side, part paved, lawn with stepping stones leading to pedestrian garage door. Decked area. Outside tap. Gate to rear leading to driveway and Garage.

GARAGE

- 5.19 x 2.50

up and over door to front. Power and lighting.

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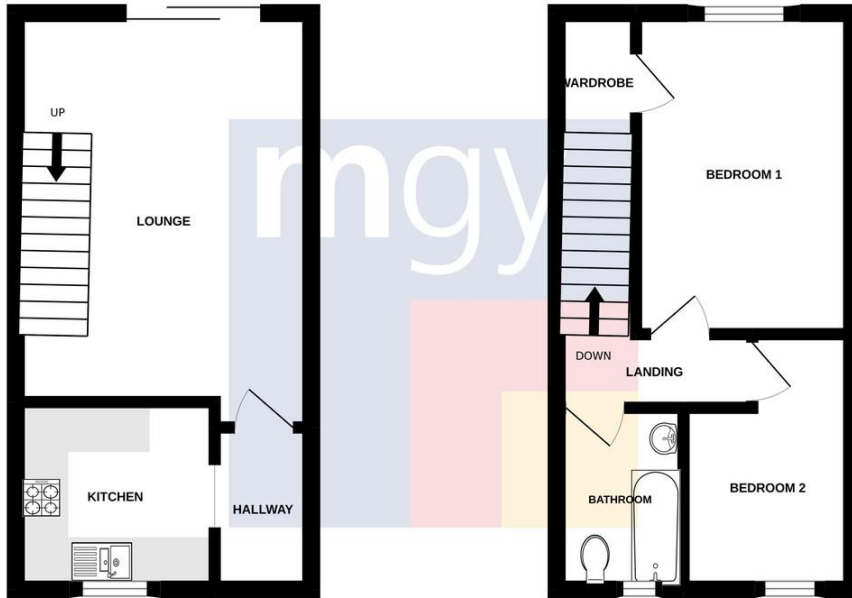
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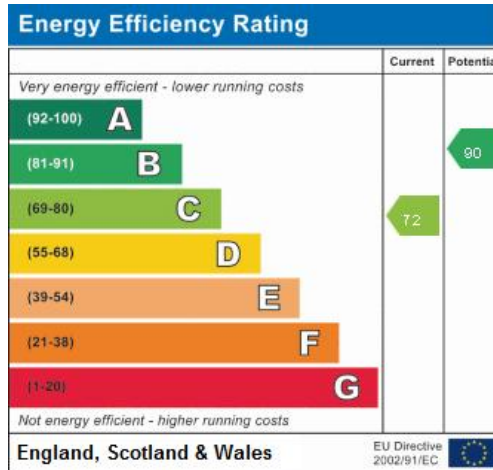
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GROUND FLOOR

1ST FLOOR



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