

34 Enbourne Drive,
Pontprennau, Cardiff, CF23 8FX



Estate Agents and
Chartered Surveyors

Asking Price Of

£379,950



Detached House

4

2

3

2

Property Description

MGY are delighted to offer for sale this detached property in the Pontprennau area of Cardiff close to Cardiff Gate Retail park and M4 motorway links. The property briefly comprises of hallway, lounge, dining room, kitchen, utility room, wc, four bedrooms, bathroom and ensuite. Off road parking to the front and a good size enclosed rear garden. Single garage and parking to the front of property.

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,087 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

This delightful 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

Enter into hallway. Staircase leading to first floor. Smooth walls, textured ceiling with central light pendant and laminate flooring. Door leading to kitchen, lounge and cloakroom.

LOUNGE

15' 3" x 10' 10" (4.66m x 3.32m)
Smooth walls with textured ceiling with central light pendant and laminate flooring. Upvc double glazed bay window to rear. Archway leading to dining room.

DINING ROOM

7' 2" x 8' 9" (2.20m x 2.68m)
Smooth walls with textured ceiling with central light pendant and laminate flooring. Upvc double glazed French doors leading to rear garden.

KITCHEN

12' 4" x 7' 0" (3.78m x 2.14m)
Fitted with a range of base and eye level units with work er. Built in oven, gas hob and cooker hood. Inset stainless steel sink unit plus drainer. Space for washing machine and fridge/freezer. Partly tiled walls and flooring with textured ceiling with strip lighting. Upvc double glazed window to front.

UTILITY ROOM

7' 0" x 4' 11" (2.15m x 1.52m)
Fitted with base and eye level units with worktops over. Inset stainless steel sink unit plus drainer. Boiler wall mounted to external wall. Space for tumble dryer. Upvc double glazed door to side.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin. Smooth walls and ceiling with tiled flooring with central light pendant.

LANDING

Access to all first floor rooms. Smooth walls and textured ceiling with central light pendant and carpeted flooring.

34 Enbourne Drive, Pontprennau, Cardiff, CF23 8FX

BEDROOM ONE

10' 2" x 8' 7" (3.12m x 2.64m)

Smooth walls with textured ceiling with central light pendant and carpeted flooring. Built in fitted double wardrobe. Upvc double glazed window to front. Access to en suite shower room.

ENSUITE

Fitted with a traditional three piece suite comprising of shower, WC and wash hand basin. Smooth walls and textured ceiling with central light pendant and vinyl flooring. Upvc double glazed obscure window to side.

BEDROOM TWO

10' 7" x 8' 5" (3.25m x 2.57m)

Smooth walls with textured ceiling with central light pendant and carpeted flooring. Built in fitted double wardrobes. Upvc double glazed window to front.

BEDROOM THREE

7' 8" x 9' 0" (2.35m x 2.76m)

Smooth walls with textured ceiling with central light pendant and carpeted flooring. Built in fitted double wardrobes. Upvc double glazed window to rear.

BEDROOM FOUR

9' 1" x 7' 4" (2.77m x 2.24m)

Smooth walls with textured ceiling with central light pendant and carpeted flooring. Upvc double glazed window to front.

BATHROOM

Fitted with a traditional three piece bathroom suite comprising of bath, WC and wash hand basin. Smooth walls with textured ceiling with central light pendant and bundle flooring. Upvc double glazed obscure window to rear. Single storage cupboard

housing water tank with shelving for additional storage.

OUTSIDE

Front - Imprinted concrete driveway providing off road parking for three cars. Side access leading to rear garden.

Rear - enclosed rear garden offering a combination of paving with the remainder laid to lawn with a fence surround.

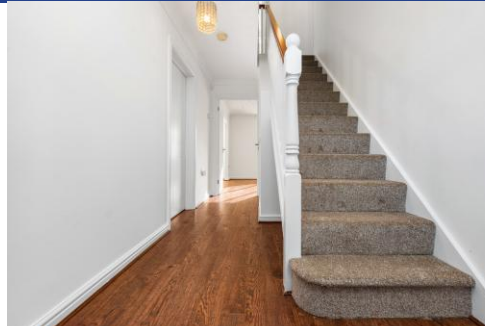
GARAGE

Integral garage with standing up and over garage door. Complete with power sockets and lighting.

34 Enbourne Drive,
Pontprennau, Cardiff, CF23 8FX



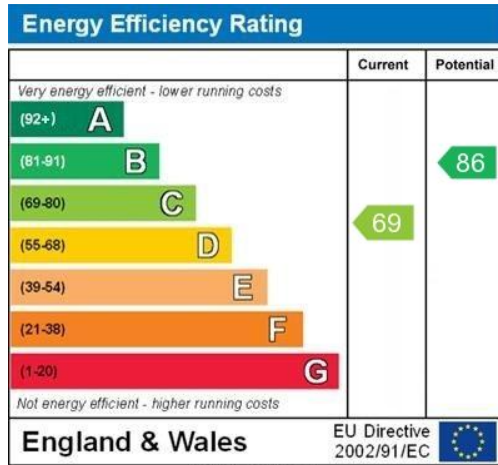
34 Enbourne Drive,
Pontprennau, Cardiff, CF23 8FX



34 Enbourne Drive, Pontprennau, Cardiff, CF23 8FX



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Birchgrove 029 2052 9026

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



mgyc.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.