

52 Oakleafe Drive,  
Pontprennau, Cardiff, CF23 8AL



Estate Agents and  
Chartered Surveyors

£225,000



Semi-Detached House

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# Property Description

\* NO ONWARD CHAIN \* A delightful family home situated in the Pontprennau area of Cardiff. The property briefly comprises hallway, lounge, kitchen, two bedrooms and bathroom. Outside gardens to front and rear and allocated parking. \*\* IDEAL PURCHASE FOR FIRST TIME BUYERS OR INVESTORS \*\*

Tenure Freehold

Council Tax Band D

Floor Area Approx 678 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.

## HALLWAY

Entered via upvc double glazed door with decorative glazed panel. Door to :-

## LOUNGE

12' 7" x 12' 7" (3.85m x 3.85m)

Upvc double glazed window to front. Coved ceiling. Feature fireplace with marble inset and hearth. Radiator. Stairs rising to first floor. Door to :-

## KITCHEN

12' 7" x 12' 7" into (3.85m x 3.85m)

Upvc double glazed window to rear and upvc double glazed door with obscure glazed panel to rear garden. range of fitted base and wall units with work surface incorporating one and a half stainless steel sink unit with tiled splash back. Built in electric oven with inset gas hob. Plumbing for washing machine. Shelving. Wall mounted radiator. Under stairs storage cupboard with cloak hanging.

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## FIRST FLOOR

LANDING AREA - Access to loft space.

## BEDROOM ONE

12' 7" x 8' 6" (3.85m x 2.61m)

Upvc double glazed window to front. Radiator.

## BEDROOM TWO

12' 7" x 8' 8" (3.85m x 2.65m)

Upvc double glazed window to rear. Radiator.

## BATHROOM

Upvc obscure double glazed window to side. Part tiled walls. Three piece suite comprising wc, pedestal wash hand basin and panelled bath with shower over. Storage cupboard with shelving housing Worcester gas central heating boiler. Wall mounted chrome heated towel rail. Wall mounted bathroom cabinet. Extractor fan.

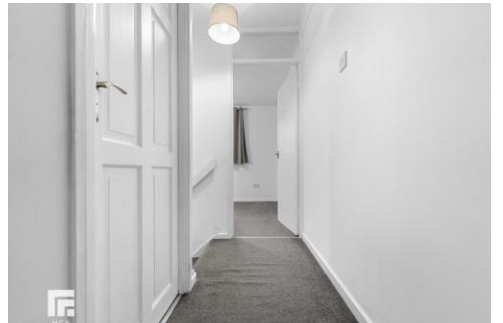
## OUTSIDE

REAR GARDEN - Enclosed by wooden fencing and laid to lawn with paved patio area.

FRONT GARDEN - Laid to lawn with pathway to front door. Allocated parking space.

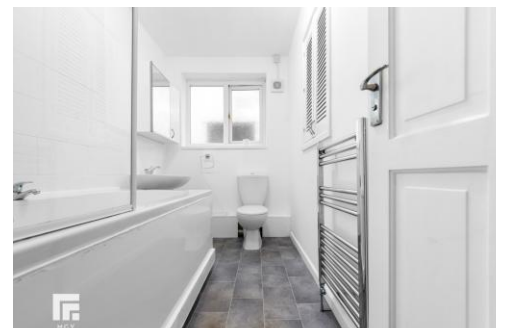


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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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