

property details **approval form**

14 Tarragon Way, Pontprennau, Cardiff, South Glamorgan, Wales, CF23 8SN

Date: 10 March 2026

Property Ref and Version: ROA114545 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Allen & Harris office: 84 Albany Road, CARDIFF, South Glamorgan, CF24 3RS

T 029 2046 4744 **E** roath@allenandharris.co.uk

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>> **price**

offers in excess of £375,000

Tenure: Freehold

>> **key features**

- > Detached Home
- > Three Bedrooms
- > Master Bedroom with En-Suite
- > Lounge Area and Downstairs WC
- > Fitted Kitchen Area/Dining Area and Utility Room
- > First Floor Bathroom
- > Front and Rear Gardens
- > Double Driveway (Side by Side)
- > EPC Rating: Awaited

>> **short description**

Well-presented three-bed detached property close to shops, schools and retail amenities. Features a lounge, kitchen/diner, utility room, master en-suite, front and rear gardens, and a double driveway.

This wonderful property truly needs to be seen to be fully appreciated. Viewing Recommended!

>> **long description**

Nestled within the ever-popular area of Pontprennau, this well-presented detached home offers convenient access to supermarkets, retail parks, local shops and well-regarded schools — making it an excellent choice for families and professionals alike. The ground floor welcomes you with an inviting entrance leading to a bright and spacious lounge, a modern kitchen/dining area perfect for everyday living and entertaining and a practical utility room. Upstairs, the property features three well-proportioned bedrooms, including a generous master bedroom complete with its own en-suite, as well as a stylish family bathroom. Outside, the home enjoys attractive front and rear gardens, along with a double driveway providing side-by-side off-street parking. This wonderful property truly needs to be seen to be fully appreciated — early viewing is highly recommended

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>> **room description**

Ground Floor

Entrance

Via a double glazed front door into:

Hall Area

Stairs rising to first floor and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, heated towel rail, tiled flooring and walls, obscured double glazed window to front aspect.

Lounge Area

Double glazed window to front aspect, radiator, gas fire operated via remote control with tiled fireplace, access to:

Kitchen Area/ Dining Area

Fitted with a range of wall and base level units with complementary granite work surfaces over, sink unit, integrated induction 'Rangemaster', dishwasher and beer/wine fridge, space for American style fridge/freezer, cooker hood, tiled flooring, breakfast bar inset lighting, double glazed window to rear aspect and double glazed door providing access to side.

Utility Room

Garage Conversion: Kitchen unit with sink, space for washing machine, powerpoints and double glazed window to front aspect.

First Floor

Landing

Double glazed window to side aspect, tiled stairs and landing with glass balustrade and lighting, loft hatch and doors providing access to:

Bedroom One

Double glazed window to front aspect, tiled flooring, radiator, spotlights and access to:

En-Suite

Fitted with a three piece suite comprising Jacuzzi bath with steam shower over, WC, wash hand basin, partially tiled walls and double glazed window to side aspect.

Bedroom Two

Double glazed window to rear aspect, radiator and tiled flooring.

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>> **room description**

Bedroom Three

Double glazed window to front aspect, radiator, tiled flooring and built in niche for storage.

Shower Room

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, tiled walls, tiled flooring, heated towel rail and double glazed window to rear aspect.

Outside

Front Garden

There is an open plan area with grey gravel chippings, pathway leading to the front door.

Rear Garden

Enclosed with fencing which has a 25 year guarantee, Double gated access and single doors giving access to driveway, pressed concrete, raised area, outside tap and outdoor socket.

Driveway

Off street parking for approx. two cars.

Additional Information

The vendor has advised that the loft space is insulated and partially boarded.

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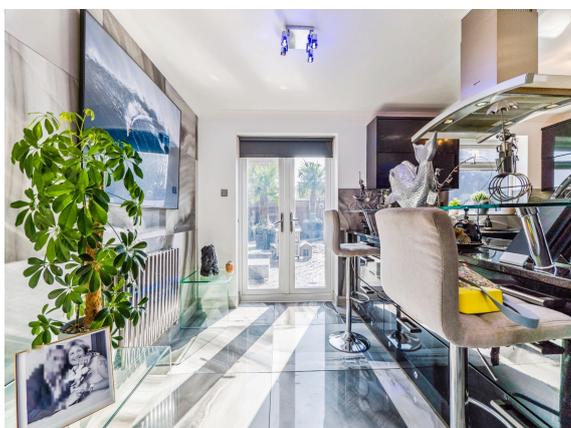
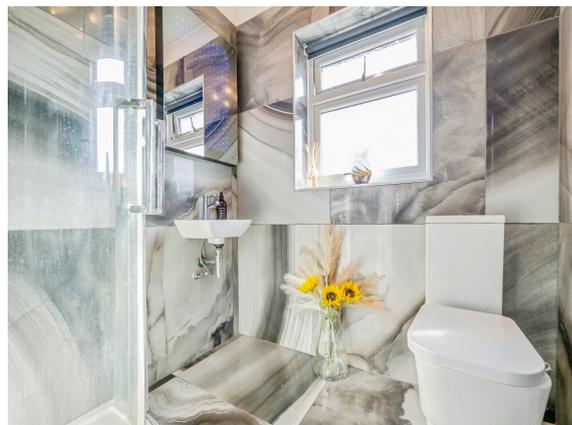
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>> **property images**



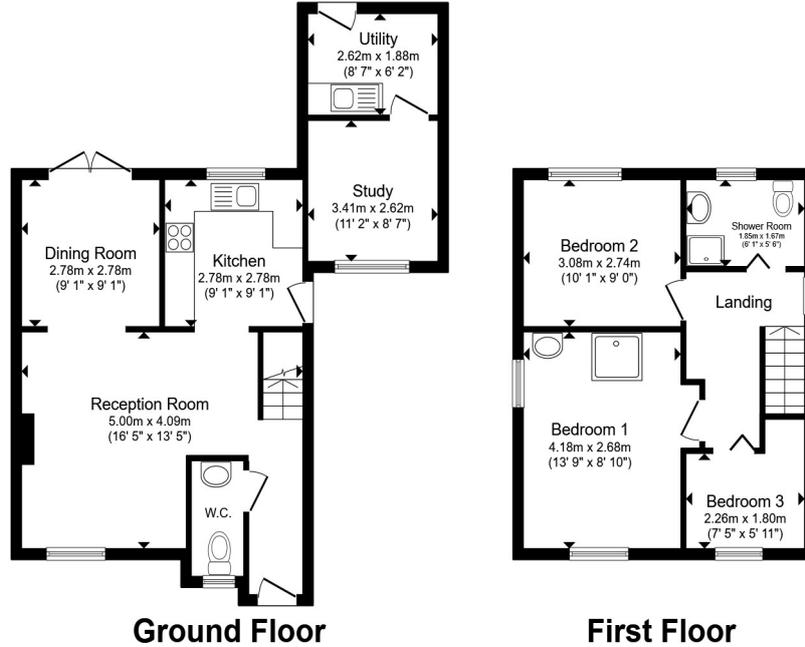
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>> floor plan



Total floor area 93.0 m² (1,001 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

	Signature	Date
James Lamb		
Mr Paul Graham		

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