



Cottingham Drive, Pontprennau Cardiff CF23 8QG

welcome to

Cottingham Drive, Pontprennau Cardiff

An exceptional four-bedroom detached family home, beautifully presented throughout and finished to an impeccable show home standard. .

Ideally located within easy reach of local amenities, highly regarded schools and transport links.

Ground Floor

Entrance

Via composite front door into:

Hallway

LVT flooring, Stairs to first floor. Glass double doors into lounge and into kitchen/diner.

Downstairs Wc

2 Piece suite comprising wash hand basin with vanity unit and low level wc, spotlights inset to ceiling, heated towel radiator, partly tiled walls.

Lounge

19' 7" x 11' 6" (5.97m x 3.51m)

Double glazed windows to the front and rear aspects, LVT flooring, two radiators, spotlights inset to ceiling.

Kitchen/Dining Area

19' 7" x 11' 6" (5.97m x 3.51m)

Fitted with a range of wall and base units with coordinating work surfaces over plus a free-standing island, there are integrated appliances including eye level oven and grill, gas hob with extractor hood over, washing machine and dishwasher, Double glazed french doors to the side aspect and full double glazed feature window to the side, spotlights inset to ceiling, radiator, space for dining table and chairs.

First Floor

Landing

Carpeted stairs and landing, loft access, doors to:

Bedroom One

12' x 11' 5" (3.66m x 3.48m)

Double glazed window to the rear aspect, radiator, spotlights inset to ceiling, carpeted, door to:

En-Suite

Obscured double glazed window, 3 Piece suite comprising shower cubicle, wash hand basin with vanity unit and low level wc, heated towel radiator, extractor fan, tiled flooring.

Bedroom Two

11' x 9' 7" (3.35m x 2.92m)

Double glazed window to the rear aspect, radiator, spotlights inset to ceiling, carpeted.

Bedroom Three

11' x 9' 10" (3.35m x 3.00m)

Double glazed window to front aspect, radiator, spotlights inset to ceiling, carpeted.

Bedroom Four

8' 2" x 7' 10" (2.49m x 2.39m)

Double glazed window to the rear aspect, radiator, spotlights inset to ceiling, carpeted.

Bathroom

Obscured double glazed window to the front aspect, 3 Piece suite comprising panelled bath, wash hand basin with vanity unit and low level wc, heated towel radiator, tiled flooring, extractor fan, spotlights to ceiling.

Outside

Front

Small planted area to the front with stone chipping's down side to gated access. There is a driveway to the front.

Rear Garden

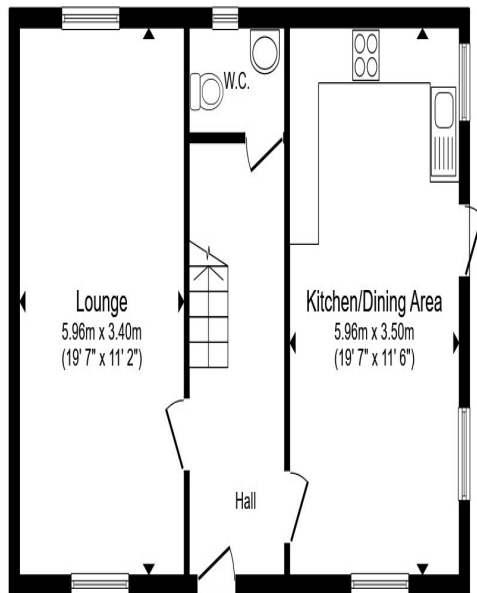
Enclosed garden with wrap around lawn with planted bed to rear, paved area wrapping around with footpath to the side, corner decking flush with patio and pergola, raised patio off the UPVC french doors in kitchen. External tap and lighting.

Detached Garage

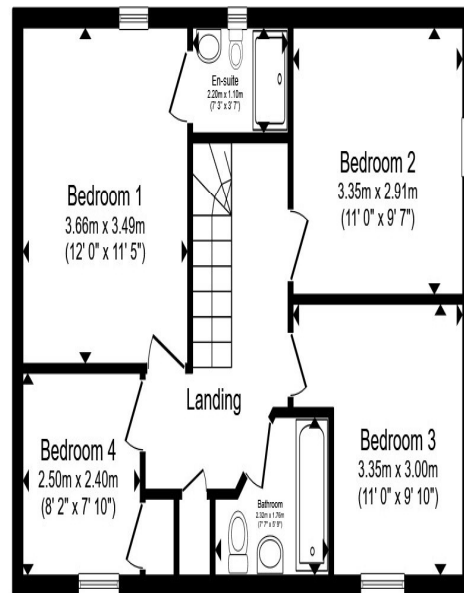
There is a detached garage with up and over door with light and power points.

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



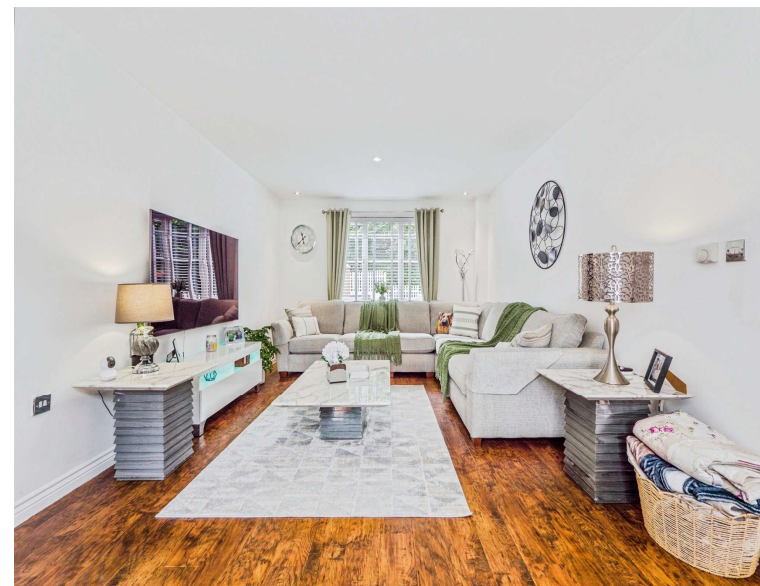
Ground Floor



First Floor

Total floor area 108.1 m² (1,164 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



welcome to
Cottingham Drive,
Pontprennau Cardiff

- Stunning 4 bedroom Detached Home
- Four Bedroom Family Home
- Detached Garage and Driveway
- Beautiful Kitchen/Diner
- En-Suite to Master Bedroom

Tenure: Freehold EPC Rating: C
Council Tax Band: G

offers in excess of

£450,000



view this property online allenandharris.co.uk/Property/ROA115076



Property Ref:
ROA115076 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk