

CARDIFF'S HOME FOR  
**STYLISH SALES**  
**& LETTINGS**

JeffreyRoss

ACORN GROVE  
PONTPRENNAU







## ACORN GROVE

PONTPRENNAU, CF23 8NG - £1,750  
PCM



4



2



1399.00 sq ft

Jeffrey Ross are pleased to market this recently refurbished four bedroom house on the ever popular Acorn Grove in Pontprennau. Ideally located with great access to both the M4 and the A48 leading you straight into the centre of Cardiff. This family home briefly comprises of entrance hallway, W/C large open plan living room diner with bay fronted windows, further boasting from a large conservatory, separate kitchen and utility room with white goods included. The first floor further comprises of one single bedroom/study, three double bedrooms with the master benefiting from built in wardrobes and en suite with walking shower, and a family bathroom with bath and shower overhead. The property further benefits from a large west-facing, low maintenance rear garden, single garage and a two car driveway. Available UNFURNISHED.

EPC Rating: D

Council Tax Band: F

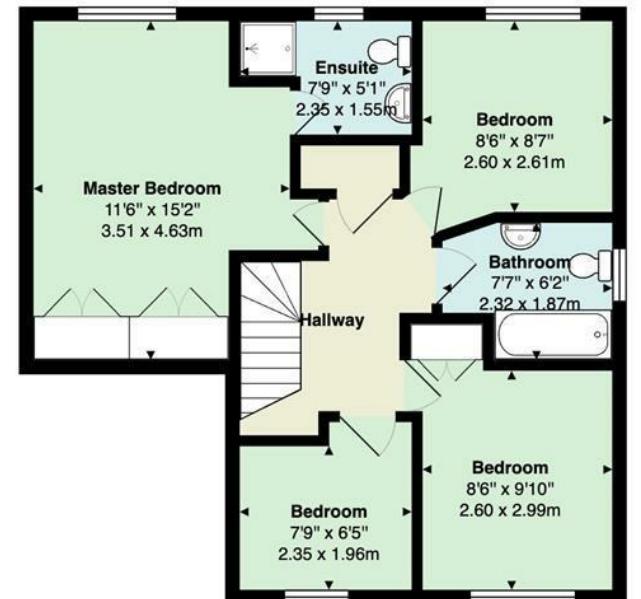
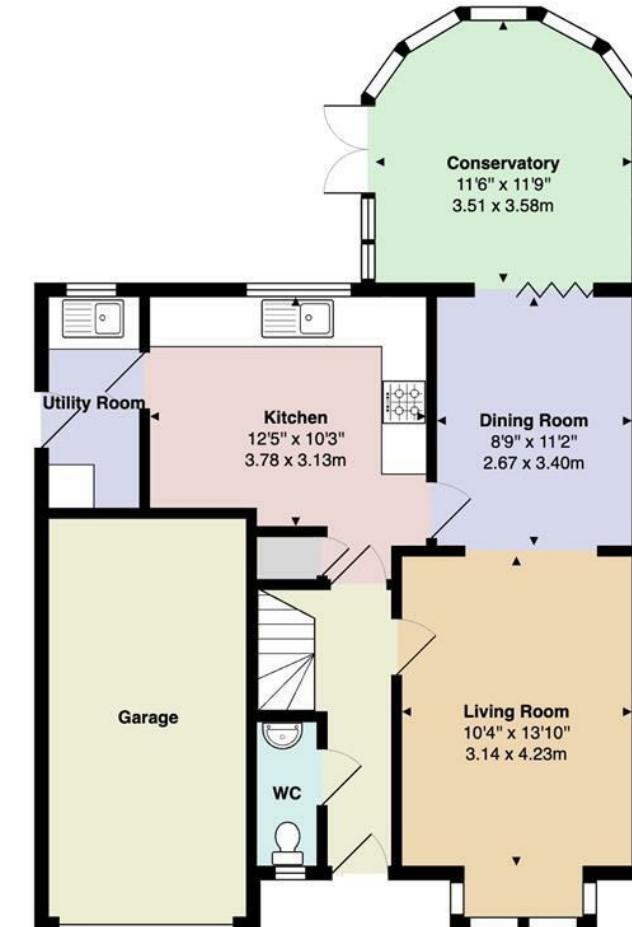
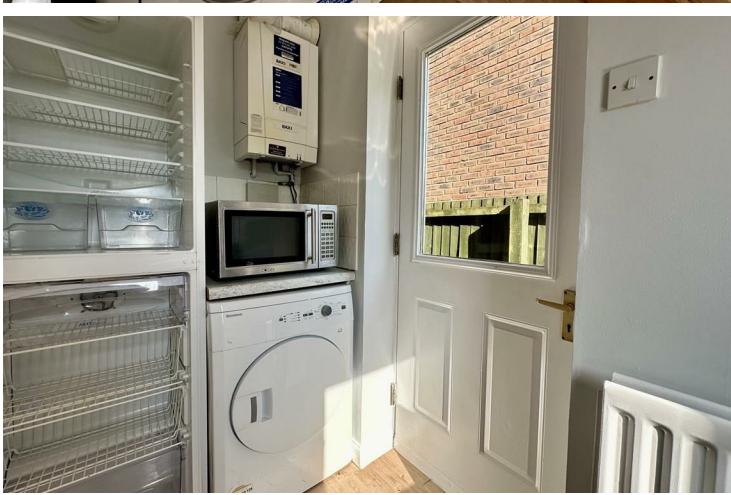
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



### PROPERTY SPECIALIST

Mr Gwyn Davies  
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Lettings Manager





Acorn Grove

Total Area: 1399 ft<sup>2</sup> ... 129.9 m<sup>2</sup>

All measurements are approximate and for display purposes only



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	