

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR

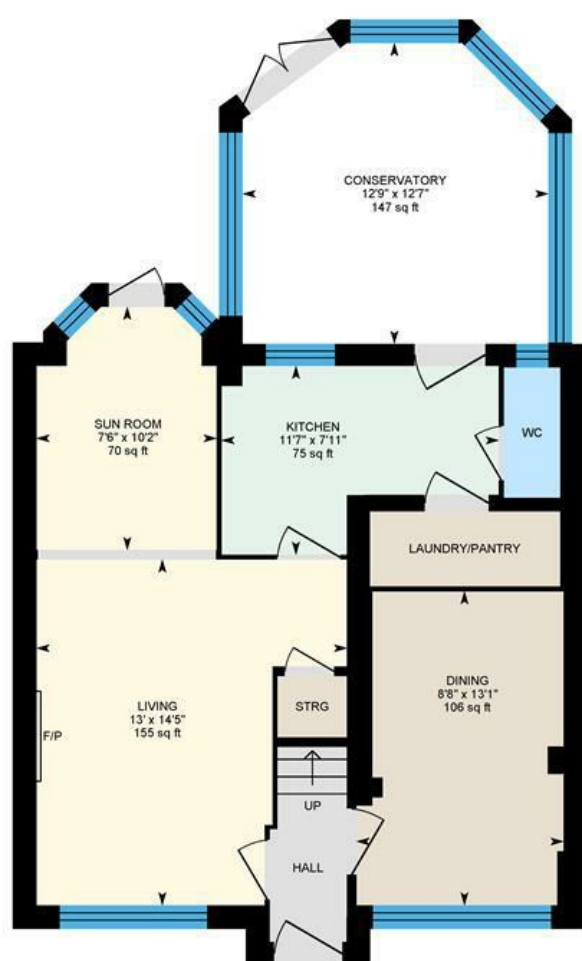


GREENACRE DRIVE
PONTRENNAU



Greenacre Dr, Pontprennau, CRF

Main Building: Total Exterior Area 1116.56 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Comments by - Mr Max Tustin



GREENACRE DRIVE

PONTPRENNAU, CF23 8PA - ASKING PRICE - £310,000

 3 Bedroom(s)  3 Bathroom(s)  1116.56 sq ft

JeffreyRoss are proud to bring to the market this 3 bedroom semi-detached property of Pontprennau. Greenacre Drive is perfectly in place for a short walk to the local primary school and Cardiff Gate Retail Park, also the excellent commuting links with the M4 both east and west, the A48 and A4232 all on the doorstep. The property briefly comprises entrance hallway with a converted garage currently used as a playroom but has the scope to be a home office/second reception, living room, dining area, kitchen, one downstairs WC located just off the kitchen and a utility/pantry room. To the rear is a good size south facing garden with fenced boundary. To the first floor are three good size bedrooms with the master benefiting from an ensuite and separate family bathroom. To the front is driveway parking.

PROPERTY SPECIALIST

Mr Max Tustin
max@jeffreygross.co.uk
Sales Negotiator



Entrance Hallway

Bay fronted living room
13 x 14.5 (42'7" x 47'6")

Dining room
8.8 x 13.1 (28'10" x 42'11")

Sun room
7.6 x 10.2 (24'11" x 33'5")

Kitchen
11.7 x 7.11 (38'4" x 23'3")

Conservatory
12.9 x 12.7 (42'3" x 41'7")

Downstairs WC

Laundry Pantry

Bedroom one
9.10 x 10.11 (29'10" x 33'2")

Bedroom two
8.6 x 9.4 (28'2" x 30'10")

Bedroom three
6.7 x 9.8 (21'11" x 32'1")

Upstairs Bathroom
6.2 x 6.3 (20'4" x 20'8")

Ensuite
8.5 x 4.4 (27'10" x 14'5")

Garden

Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

Council tax
E

School catchment
English medium primary:
Pontprennau Primary School

English medium secondary:
Llanishen High School

Welsh medium primary:
Ysgol Gynradd Gymraeg Pen Y Groes

Welsh medium secondary:
Ysgol Gyfun Gymraeg Bro Edern

Additional information



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





