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CARDIFF VALE CAERPHILLY BRISTOL



# Cork Drive

PONTPRENNAU



*Set within the highly desirable area of PONTPRENNAU, this beautifully presented four-bedroom detached home offers generous proportions, refined living spaces, and an enviable location with excellent parking options. The addition of aircon in the sun room is perfect, especially in the recent heatwaves!*

Comments by Mr Ollie Vincent




**Property Specialist**

Mr Ollie Vincent

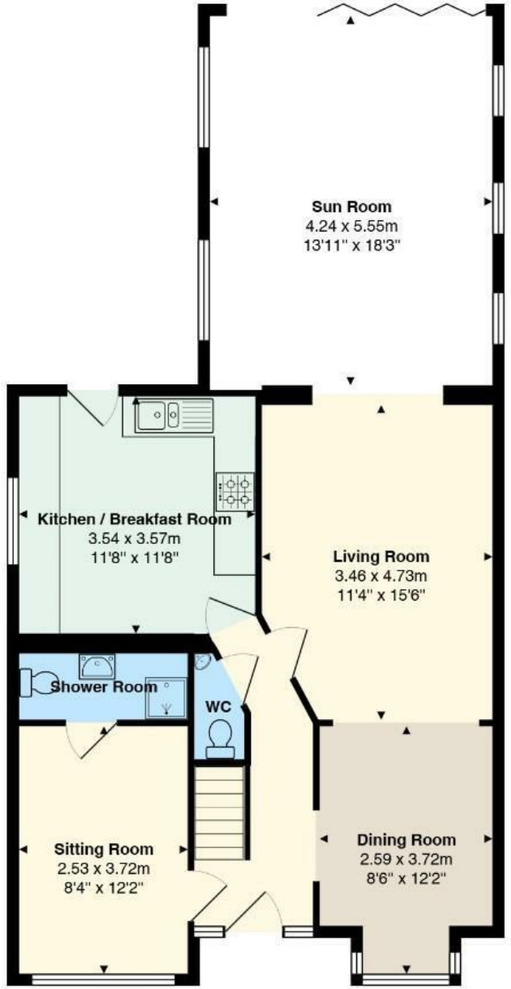
Senior valuer

ollie.vincent@jeffreyross.co.uk


*The neighbourhood is lovely. It has been a real pleasure living here, it is a quiet and residential area, perfect for families and young professionals. We hope the new owners love it has much as we have.*

Comments by the Homeowner

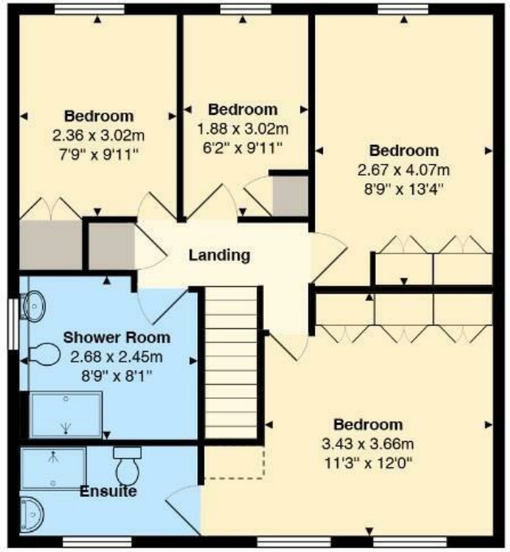





## Cork Drive

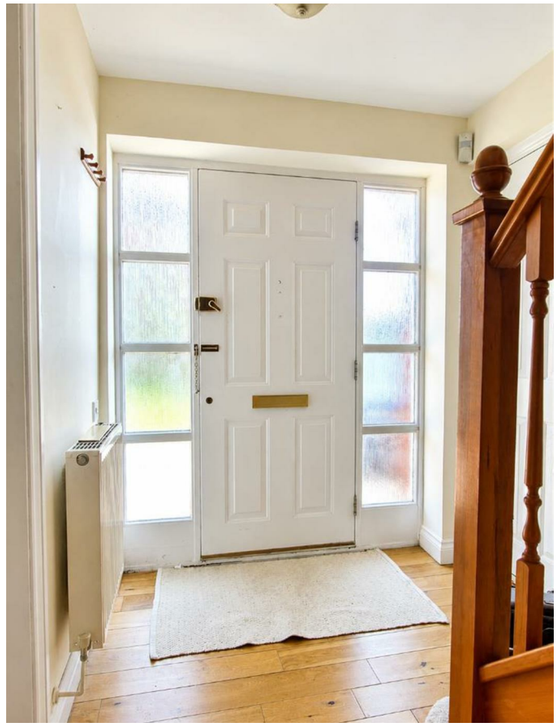
Total Area: 139.2 m² ... 1498 ft²

All measurements are approximate and for display purposes only











# Cork Drive

*Pontprennau, Cardiff, CF23 8PU*

**Asking Price**

## £475,000

4 Bedroom(s) | 2 Bathroom(s) | 1498.00 sq ft



Contact our
*Llanishen Branch*
02920 499680

Located in the desirable area of Pontprennau, Cardiff, this splendid detached house on Cork Drive offers a perfect blend of comfort and style. Spanning an impressive 1,498 square feet, this property boasts an inviting layout that is ideal for both family living and entertaining.

The property is sold as chain free for an easy purchase.

Upon entering, you are greeted by three spacious reception rooms, providing ample space for relaxation and social gatherings. The well-appointed kitchen is designed for functionality, making it a joy to prepare meals while enjoying the company of family and friends.

The impressive extension with skylight and air-conditioning is a beautifully versatile space and is very impressive. The house features four generously sized bedrooms, ensuring that everyone has their own private retreat. With two modern bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

Outside, the property benefits from parking for two vehicles, a valuable asset in this sought-after location. The surrounding area is known for its friendly community atmosphere and convenient access to local amenities, schools, and parks, making it an ideal choice for families.

This delightful home on Cork Drive is a rare find, offering both space and comfort in a prime Cardiff location. Whether you are looking to settle down or invest, this property is sure to impress. Don't miss the opportunity to make this house your home.





HALL

DINING ROOM (OPEN PLAN) 8'5" x 12'2" (2.59 x 3.72)

LVIING ROOM (OPEN PLAN) 11'4" x 15'6" (3.46 x 4.73)

SUN ROOM (WITH AIR CON) 13'10" x 18'2" (4.24 x 5.55)

KITCHEN / BREAKFAST ROOM 11'7" x 11'8" (3.54 x 3.57)

SITTING ROOM (GARAGE CONVERSION) 8'3" x 12'2" (2.53 x 3.72)

SHOWER ROOM

W/C

BEDROOM 11'3" x 12'0" (3.43 x 3.66)

ENSUITE

BEDROOM 8'9" x 13'4" (2.67 x 4.07)

BEDROOM 7'8" x 9'10" (2.36 x 3.02)

BEDROOM 6'2" x 9'10" (1.88 x 3.02)

SHOWER ROOM (FAMILY BATHROOM)

SCHOOL CATCHMENT

primary catchment area is
Pontprennau Primary School
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.
medium secondary catchment area is
Llanishen High School

My Welsh medium primary catchment area is
Ysgol Gynradd Gymraeg Pen Y Groes
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.

Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Bro Edern

Council Tax

Band F









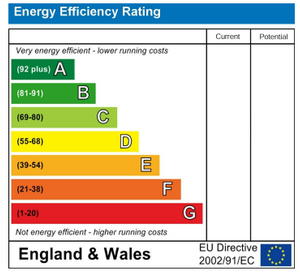











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC



