

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



OAKLEAF DRIVE
PONTRENNAU



FOYER / ENTRANCE PORCH

LIVING ROOM
3.84m x 4.39m (12'7 x 14'5)

KITCHEN (OPEN PLAN)
1.80m x 2.82m (5'11 x 9'3)

DINING (OPEN PLAN)
2.03m x 3.48m (6'8 x 11'5)

STORAGE (UNDER STAIRS)

TO THE FIRST FLOOR

BEDROOM 1
3.25m x 2.64m (10'8 x 8'8)

FITTED WARDROBE

BEDROOM 2
3.86m x 2.59m (12'8 x 8'6)

FAMILY BATHROOM
2.92m x 1.63m (9'7 x 5'4)

GARDEN
West Facing Garden

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

COUNCIL TAX
BAND - D

SCHOOL CATCHMENT
English medium primary catchment area is
Pontprennau Primary School (year 2024-25)

English medium secondary catchment area is
Llanishen High School (year 2024-25)

Welsh medium primary catchment area is
Ysgol Gynradd Gymraeg Pen Y Groes (year 2024-25)

Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

ADDITIONAL INFORMATION


CHAIN FREE
Ex rental - yearly boiler checks, electrics checks & service
Private Driveway Parking Space
Additional Parking Space
Great School Catchment
Close to Amenities





OAKLEAFE DRIVE

PONTPRENNAU, CF23 8AL -
£230,000

 2 Bedroom(s)  1 Bathroom(s)  677.00 sq ft

Jeffrey Ross are proud to bring to the market this beautifully presented, 2, Double Bedroom home in the heart of Pontprennau. Nestled in a quiet corner of a Cul de Sac, with its own driveway parking and additional space, you will find 22 Oakleafe drive.

With plenty of schools and amenities nearby and easy access to the motorway, the property is an ex-rental, and is ideal for a young family, investors, a professional couple or first time buyers, looking to purchase a home in the sought-after area, Pontprennau.

The property is sold as CHAIN FREE and has been well looked after for the duration of ownership. Enter the property through the porch and into the family / living room, a warm and welcoming space. Continue through to the open plan kitchen / diner, perfect for keeping an eye on the children whilst cooking, or for being present whilst entertaining your guests. The modern kitchen features the usual amenities including a dishwasher and free standing white goods, electric oven, and gas hob.

Continue outside into the delightful rear garden, complete with a small patio area. The garden is west facing, great for daytime and evening sunshine!

Upstairs, you'll find the generously sized family bathroom, featuring a shower over bath. The large, bright, master bedroom, has fitted wardrobes with plenty of storage space. Along the landing you'll find the second double bedroom. The bedrooms are both a similar size and much larger and more evenly proportioned than some other properties in Pontprennau.

The property has easy access to the motorway, perfect for a commute. The gym, the retail park and transport links to Cardiff city-centre, are only a short walk away.

This lovely home has been well maintained and is a neutral colour scheme, ready for the new owners to make it their own. Don't miss the opportunity, call 02920499680 to book your viewing today!



**PROPERTY
SPECIALIST**
Mr Ollie Vincent
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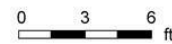
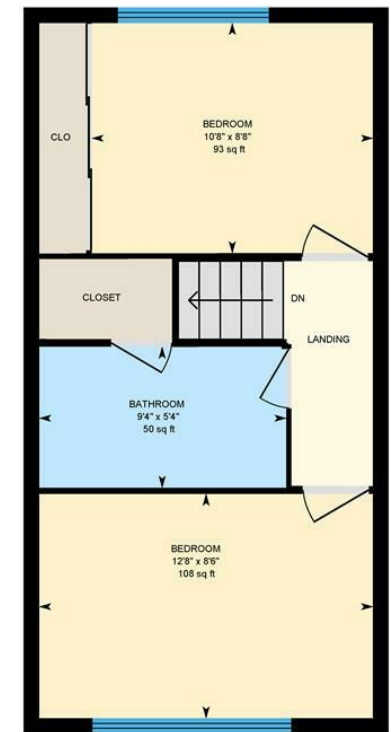
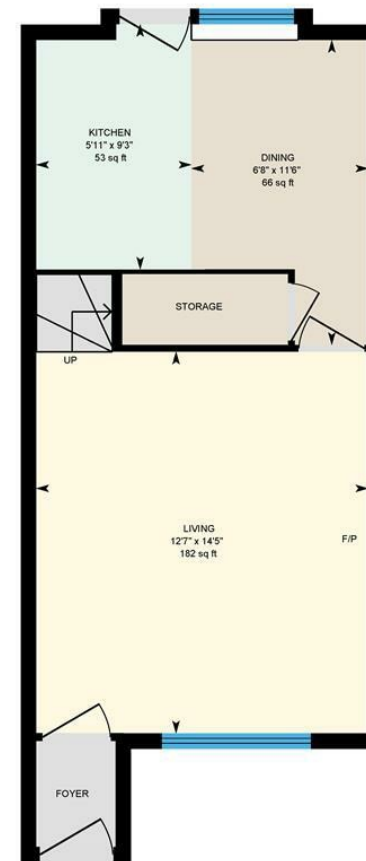




Oakleafe Drive, Pontprennau, Cardiff

Oakleafe Dr, Pontprennau, CRF

Main Building: Total Interior Area 677.43 sq ft



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.



iGUIDE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	