



**Hern &  
Crabtree**

## Lascelles Drive

Pontprennau, Cardiff CF23 8NU

- Two double bedrooms
- Beautifully presented
- Landscaped garden
- Two parking spaces
- Close to amenities
- Great access to A48 and M4
- EPC = TBC

Offers in excess of £210,000

[www.hern-crabtree.co.uk](http://www.hern-crabtree.co.uk)





This beautifully presented two bedroom home is situated in the much sought after location of Pontprennau. Briefly comprising entrance hall, WC, lounge, dining room and kitchen to the ground floor. To the first floor there are two double bedrooms and bathroom. Outside the property offers two parking spaces to front. To the rear a garden that has been landscaped for low maintenance enabling you to just go out and enjoy at the drop of a hat. The property has been finished to a high standard leaving no stone unturned. Close to amenities and great access to the A48 and M4. Viewing highly advised.

#### Entrance Hall

Upvc door to front. Radiator. Stairs to first floor. Laminate flooring. Door through to lounge. Door through to WC.

#### WC

Upvc obscured double glazed window to the front. Radiator. Tiled flooring. Two piece suite comprising sink and close coupled WC.

#### Lounge 11'1" x 11'2" (3.38m x 3.40m)

Upvc double glazed window to front. Radiator. Laminate flooring. Under stairs storage cupboard. Electric wall mounted fireplace. Arch way through to the dining room.

#### Dining Room 8'7" x 6'8" (2.62m x 2.03m)

Upvc double glazed french doors to the rear. Radiator. Laminated flooring. Door through to the kitchen.

#### Kitchen 8'5" max x 7'10" (2.57m max x 2.39m)

Upvc double glazed window to the rear. Radiator. Tiled flooring. Fitted with a matching range of base and eye level units. Stainless steel sink unit with mixer taps. Built in electric oven. Induction four ring hob with pull out extractor over. Space and plumbing for washing machine. Integral fridge freezer.

#### First Floor

##### Landing

Loft access. Radiator. Fitted carpet. Airing cupboard. Doors to all rooms.

#### Bedroom One 12'3" to wardrobes x 8'8" to wardrobes (3.73m to wardrobes x 2.64m to wardrobes)

Two upvc double glazed windows to the front. Radiator. Fitted carpet. Three double built in wardrobes.

#### Bedroom Two 9' x 8' (2.74m x 2.44m)

Upvc double glazed window to rear. Radiator. Fitted carpet.

#### Bathroom

Upvc double glazed obscured window to rear. Three piece suite comprising panelled bath with fitted electric shower over, pedestal wash hand basin and close coupled WC. Partly tiled walls. Tiled floor. Chrome heated towel rail. Extractor fan.



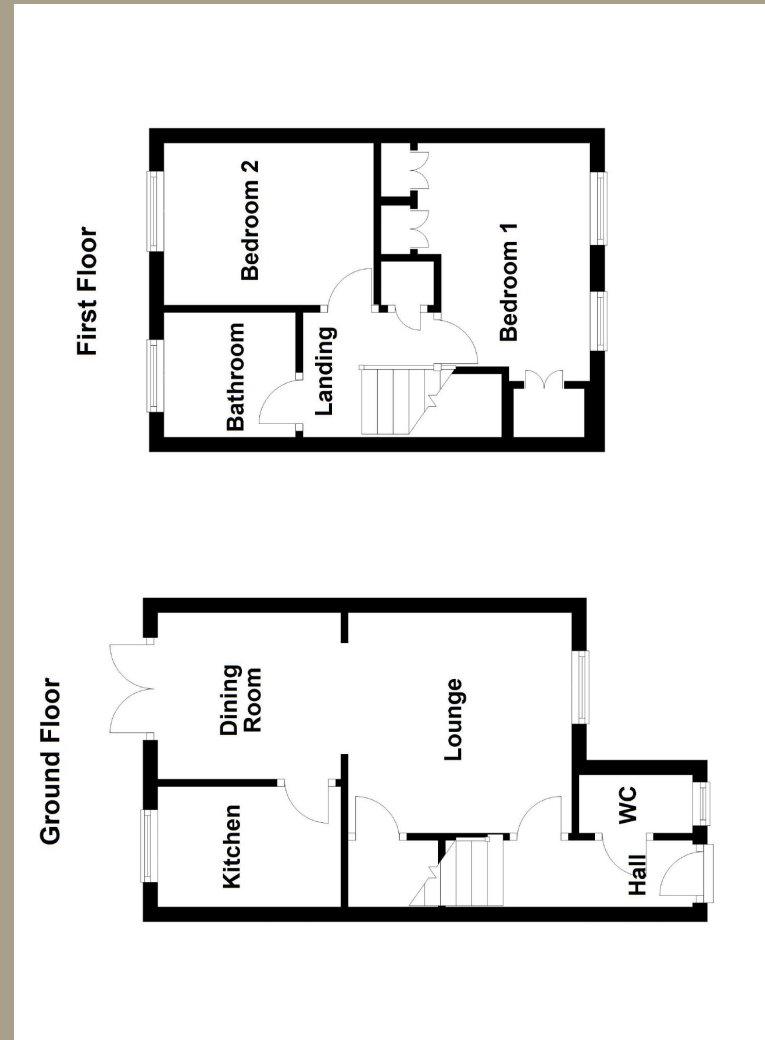
#### Outside

##### Front

Off road parking for two vehicles.

##### Rear Garden

Landscaped for low maintenance. Decked area with built in seating. Raised flower beds incorporating a selection of shrubs. Block paved patio area. Astro turf. Lane access to the rear.



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