



Sheppard
& Bear

Dungarvan Drive | Pontprennau | Cardiff | CF23 8PY

Asking price £325,000



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Nestled in the tranquil cul-de-sac of Dungarvan Drive, Pontprennau, Cardiff, this beautifully presented semi-detached house offers a delightful blend of comfort and modern living. Spanning an impressive 854 square feet, the property boasts a refitted modern bathroom that enhances its appeal, ensuring a stylish and functional space for everyday use.

The home features a charming conservatory, perfect for enjoying the natural light and views of the surrounding garden, making it an ideal spot for relaxation or entertaining guests. Additionally, the property includes a garage and a driveway that accommodates approximately four vehicles, providing ample parking for residents and visitors alike.

- Beautifully presented home
- Modern refitted bathroom
- Garage
- Cul-de-sac location
- Close to Pontprennau Primary
- Semi-detached house
- Conservatory
- Driveway for approx 4 cars
- Near amenities and transport links
- Viewing highly advised

Entrance hall

WC

Living room

14'7" x 12'5" max (4.27m x 3.66m max)

Dining room

10'6" x 7'9" (3.05m x 2.13m)

Kitchen

10'5 x 7'5 (3.18m x 2.26m)

Conservatory

11'9" x 7'7" (3.35m x 2.13m)

First floor landing

Bedroom one

13'5" max x 8'9" max (3.96m max x 2.44m max)

Bedroom two

11'9" x 9'9" max (3.35m x 2.74m max)

Bedroom three

9'0" x 7'4" (2.74m x 2.13m)

Outside and parking



Approx Gross Internal Area
79 sq m / 854 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(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	

Council Tax Band E
EPC Rating C

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