

The Overview

Property Name:
4 Hollington Drive
Pontprennau
Cardiff
CF23 8PG

Price:
£450,000

Qualifier:
Asking price

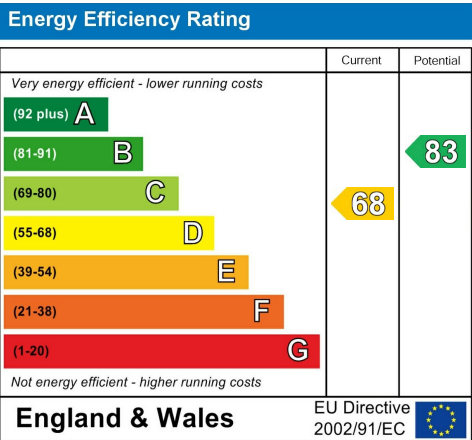
**4**

**2**

**2**

**D**

The EPC



The Bullet Points

- Four Bedrooms
 - Off-Street Parking
 - Elegant Fireplace
 - Ensuite Master Bedroom
 - Large, Stunning Garden
- Detached Property
 - Spacious Reception Rooms
 - Beautiful Kitchen
 - Built-In Wardrobes
 - Dual Garage Access



The Main Text

Welcome to Hollington Drive, a stunning four-bedroom detached home in the sought-after Pontprennau area of Cardiff. This property offers off-street parking and a garage, providing ample space for multiple vehicles.

A welcoming entrance hall greets you as you enter the property. To your right, you will find the first reception room, a bright and spacious area perfect for relaxation and entertaining. This room features a large bay window that floods the space with natural light and an elegant fireplace that adds a touch of warmth and character, making it an inviting space for family and guests alike.

Towards the rear of the property, the second reception room, currently used as a dining room, provides a charming space for family meals and gatherings. This room boasts patio doors that open onto the lovely garden, creating a seamless transition between indoor and outdoor living.

The kitchen is beautifully designed with pale blue cupboards and grey marble-effect worktops. It also features a breakfast bar ideal for casual dining or morning coffee. The kitchen opens into the utility room, offering additional space for appliances, a sink and access to the back garden.

Practicality is key, with several storage cupboards in the hallway and a convenient downstairs toilet.

Upstairs, you will find four spacious bedrooms. The master bedroom is a luxurious retreat with an ensuite shower room and built-in wardrobes, providing ample storage space. The second bedroom also includes built-in wardrobes, ensuring a clutter-free environment. The family bathroom is elegantly finished with natural tiles covering the floor and walls. It features a bath/shower combination and a built-in sink/toilet unit with additional storage.

Completing the first floor is a storage cupboard on the landing, offering even more space for your belongings.

The garden at Hollington Drive is genuinely stunning. Large in size, it features a variety of flowers, plants, and trees, creating a serene and picturesque outdoor space. A large grass area provides plenty of room for outdoor activities, while a small patio area is perfect for alfresco dining or simply enjoying the garden's tranquility. Additionally, there is convenient side access to the garden, enhancing the practicality of the outdoor space. The garage can be accessed either from the back garden entrance or the front, adding to the versatility of this beautiful home.

Additional Information
Type of home- Detached House
Tenure- Freehold
EPC Rating- D
Council tax band- F
Borough- Cardiff

Local Area
Pontprennau, a vibrant suburb of Cardiff, offers a delightful blend of community spirit and modern amenities. Residents enjoy a range of local shops, cafes, and restaurants, providing ample options for dining and leisure. The area is known for its green spaces and parks, perfect for outdoor activities and relaxation. Additionally, Pontprennau boasts various recreational facilities, including sports clubs and fitness centres, catering to a healthy and active lifestyle. With its welcoming atmosphere and well-maintained surroundings, Pontprennau is ideal for families and individuals seeking a balanced and fulfilling lifestyle.

Schools
Pontprennau boasts a selection of highly regarded schools, providing excellent educational opportunities for children of all ages. The local schools are known for their vital academic programs and dedicated teaching staff, ensuring a high standard of education. In addition to academic excellence, these schools offer a variety of extracurricular activities, fostering a well-rounded development for students. Parents can choose from several options, each with unique strengths and supportive learning environments, making Pontprennau an ideal location for families prioritising quality education.

Local Transport
Pontprennau is well-connected, offering convenient transport options for residents. The area benefits from excellent road links, making it easy to access Cardiff city centre and surrounding regions by car. Public transportation is also readily available, with frequent bus services providing reliable and efficient travel to key destinations. Additionally, nearby train stations offer further connectivity for local and longer-distance journeys. This well-developed transport infrastructure ensures that residents of Pontprennau can enjoy seamless travel for work, leisure, and daily activities.

Key Information
Water:
What is the nature of the property's water supply? Mains
Does the water source originate from a private well, and if so, what are the maintenance requirements and water quality standards? No
Are there any additional costs associated with maintaining the water supply? No

Heating:
What is the nature of the property's heating supply? Gas central heating with water boiler in airing cupboard
Is the property linked to the main gas line, or does it rely on an LPG heating system? Mains
What are the evaluation requirements and potential costs associated with the heating system? Not known

Electric:
What is the nature of the property's electricity supply? Mains
Does the property operate independently of the national grid and rely on a generator for power? No
What are the evaluation requirements and potential costs associated with the electricity supply? Not Known

Sewerage:
What is the nature of the property's sewerage supply? Mains
Does the property use septic tanks or cesspits, and what are the maintenance requirements? No
What are the costs associated with different sewerage providers, and are there any registration and record-keeping requirements for septic tanks? N/A

Broadband:
What is the nature of the property's broadband supply? Cable Sky
Is a broadband connection available, or will there be additional costs for establishing a connection? Broadband available

Parking:
What is the availability of parking for the property? Drive on the property space for 4 cars
Are there additional costs associated with parking, such as the need for parking permits? No

Rights and Restrictions:
Are there any rights or restrictions for the property? No
Are there any private rights of way associated with the property? No
Are there any public rights of way affecting the property? No
Is the property listed, and if so, what restrictions apply? No
Are there any other specific restrictions that apply to the property? No

Are there any risks associated with the property? No
Has the property experienced flooding in the last five years? No
Are there flood defences in place for the property?No not needed
What is the source of any potential flooding risk?N/A



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The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



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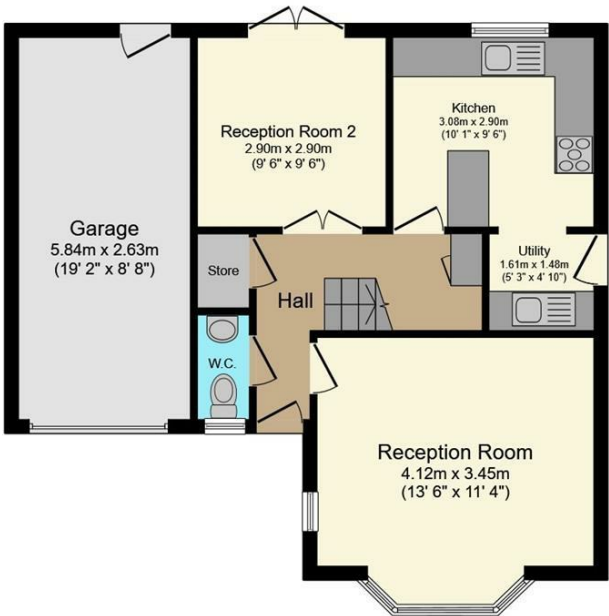


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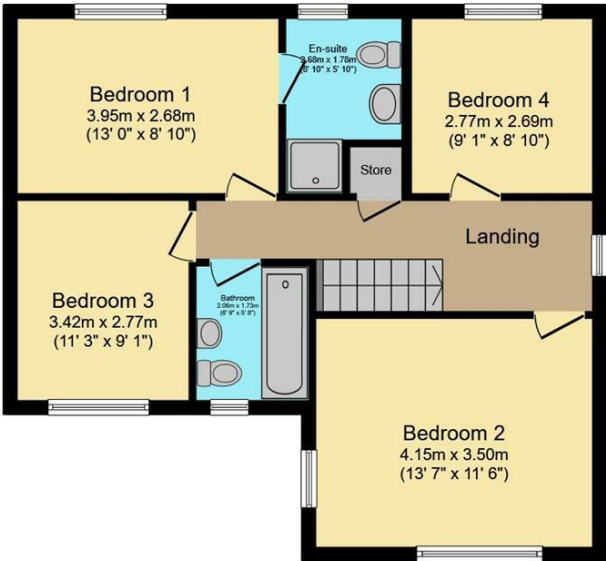
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Ground Floor

Floor area 62.0 sq.m. (668 sq.ft.)



First Floor

Floor area 60.8 sq.m. (655 sq.ft.)

TOTAL: 122.9 sq.m. (1,323 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

