

Hollington Drive

PONTRENNAU, CARDIFF, CF23 8PG

ASKING PRICE £340,000

**Hern &
Crabtree**



Hollington Drive

Offered to the market with No Onward Chain, this three-bedroom detached home sits in a peaceful cul-de-sac within sought-after Pontprennau, combining everyday comfort with easy access to the city.

The layout flows naturally from the welcoming hall to an elegant lounge and dining space, where French doors draw the garden into daily life. The well-equipped kitchen overlooks the lawn, while the integral garage adds valuable storage or secure parking. Upstairs, the principal bedroom enjoys its own ensuite, joined by two further bedrooms and a stylish family bathroom.

Pontprennau is a popular residential area to the north of Cardiff, prized for its community feel and excellent connections. A short walk leads to Pontprennau Primary School and local parks, while nearby retail hubs such as Cardiff Gate Retail Park and Llanishen Retail Park provide supermarkets, cafés and everyday amenities. The M4 motorway is just minutes away, making travel across South Wales and beyond straightforward, and regular bus routes offer convenient links into Cardiff city centre. For those seeking both space and convenience, Hollington Drive offers a setting that suits family life and the professional commuter alike.



1026.00 sq ft

Entrance Hall

A welcoming hallway with doors to the lounge and integral garage.

Lounge

A bright principal reception room with front and side windows drawing in natural light and a warm wooden floor that flows through to the dining area.

Dining Room

Open plan to the lounge, with French doors leading directly out to the rear patio and garden—ideal for entertaining and family living.

Kitchen

Fresh and stylish with white shaker-style cabinets, walnut-effect worktops and a colourful splashback behind the stainless-steel hob and cooker hood. A large window frames a pleasant view of the garden.

Cloakroom / W.C.

Neatly fitted with a close-coupled W.C. and wash hand basin.

First Floor Bedroom One

A comfortable double bedroom overlooking the garden, with its own private ensuite

Ensuite

Fitted with shower enclosure, wash basin and W.C.

Bedroom Two

A second double bedroom positioned to the front.

Bedroom Three

An ideal single bedroom, nursery or dedicated home office.

Bathroom

Beautifully presented with large format marble-effect wall tiles, a modern bath with rainfall shower over and a contemporary vanity unit.

Outside

The rear garden offers a paved patio and a lawn bordered by mature shrubs and hedging, providing both privacy and a pleasant outlook. To the front, the driveway provides off-road parking and leads to the integral garage.

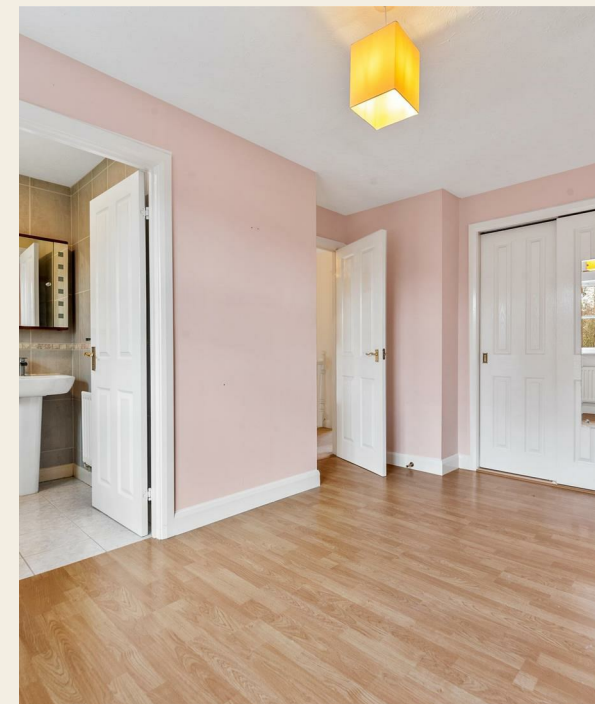
Integral Garage

Offering secure parking or excellent storage, with internal access from the hall.

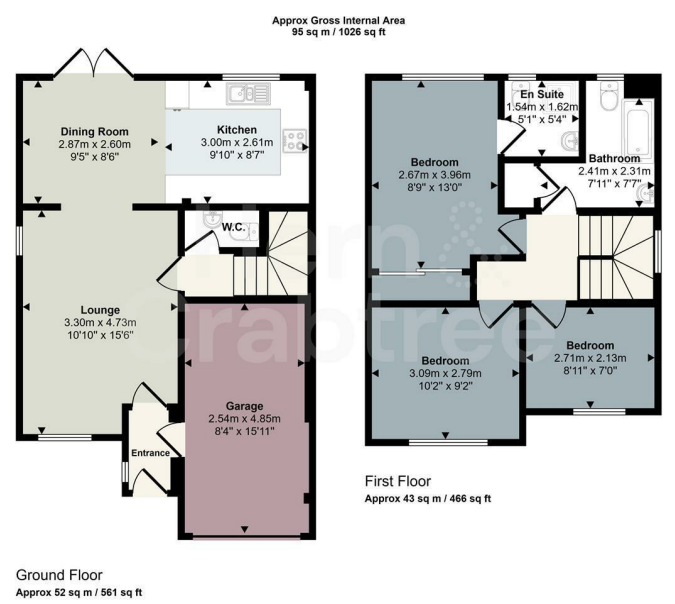
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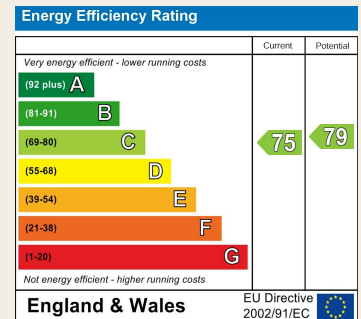
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