

47 Clonakilty Way,

Pontprenau, Cardiff, CF23 8PR



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£230,000**



Mid Terraced House



# Property Description

An ideal starter home for first time buyers or the perfect downsize offering spacious living accommodation throughout. This property is a must seen offering a light and airy lounge space beautifully decorated, modern kitchen with high gloss white units, wooden worktops and integral appliances.

To the first floor you will find two double bedrooms and a modern family bathroom complete with three piece suite.

Outside the property offers one allocated parking space with additional road side parking, and the rear garden is mostly laid to lawn with a raised decked area and a fence surround.

Tenure Freehold

Council Tax Band D

Floor Area Approx 645 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

This delightful property is in the Pontprennau area of Cardiff close to Cardiff Gate retail park with a range of retail units and links to the M4 motorway. There is also a school, community centre and doctors surgery nearby. A regular bus service runs regularly to the city centre.

## ENTRANCE HALL

Smooth walls with textured ceiling and central light pendant finished with wood effect tiled flooring. Door leading to lounge :-

## LOUNGE

15' 7" x 12' 4" (4.76m x 3.76m)  
Smooth walls with textured ceilings and a central light pendant finished with carpeted flooring to finish. Staircase leading to first floor. Upvc double glazed window to front.

## KITCHEN/DINING ROOM

12' 3" x 8' 3" (3.75m x 2.54m)  
Fitted with a modern range of high gloss white base and eye level units with wooden worktops over. Inset stainless 1.5 bowl steel sink unit plus drainer. Built in oven, gas hob and cooker hood over. Space for washing machine and free standing fridge

freezer. Space for dining table and chairs. Tiled splash back with smooth walls, textured ceiling with a central light pendant and finished with tiled flooring. Upvc double glazed French doors leading to rear garden and Upvc double glazed window to rear. Single storage cupboard provide ideal pantry style storage

## LANDING

Smooth walls with textured ceiling and central light pendant and carpeted stairs. Doors leading to all first floor rooms. Loft hatch provides access to loft storage.

## BEDROOM ONE

12' 3" x 9' 0" (3.74m x 2.75m)  
Smooth walls with textured ceiling and central light pendant, finished with carpeted flooring. Upvc double glazed window to rear.

## BEDROOM TWO

10' 7" x 8' 5" (3.23m x 2.59m)  
Smooth walls with textured ceiling and central light pendant, finished with carpeted flooring. Built in double wardrobes and single storage cupboard over the stairs. Two Upvc double glazed window to front.

## BATHROOM

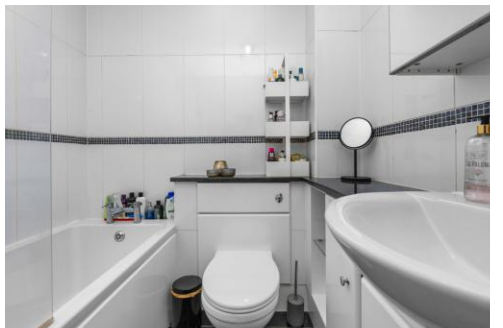
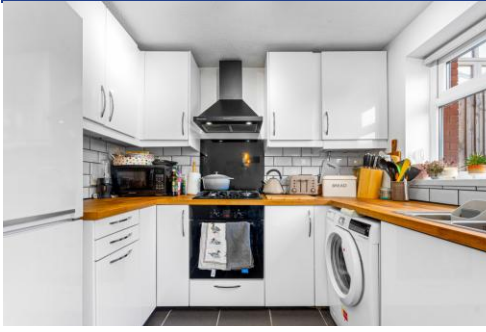
Fitted with a traditional three piece bathroom suite comprising of bath with shower over and fitted shower screen, WC and fitted vanity storage with wash hand basin. Tiled walls and flooring with textured ceiling finished with a central light pendant.

## OUTSIDE

FRONT - Off road parking to the front with a courtyard garden laid with stone chippings. Shallow steps leading to front door. Single storage cupboard to the front of the home ideal for bin storage.

REAR - An enclosed split level garden can be found to the rear offering paving, decking and the remainder laid to lawn. Wooden fence surround provides ample privacy with a range of plants and shrubbery.

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