

6 Evenwood Close, Pontprennau, Cardiff, CF23 8NF



Estate Agents and
Chartered Surveyors

Asking Price Of

£300,000



End Terraced House

3

2

3

1

Property Description

An end of terrace detached family home situated in the Pontprennau area of Cardiff. The property briefly comprises hallway, lounge, kitchen/diner, cloakroom, three bedrooms with ensuite to master bedroom and a family bathroom. Landscaped rear garden and off road parking for two cars at the front of the property. **Loft Conversation Signed Off By Building Regs**

Tenure Freehold

Council Tax Band D

Floor Area Approx 963 sq ft

Viewing Arrangements
Strictly by appointment

DESCRIPTION

Positioned in a quiet cul de sac this extended three bedroom end terrace home is a MUST SEE. The property is nestled into a quiet residential neighborhood overlooking Butterfly Park. Internally the accommodation briefly comprise; entrance hall, lounge, cloakroom and kitchen/dining room all to the ground floor. To the first floor you will find two bedrooms and two bathrooms. Finally to the second floor you will find bedroom three with ample built in storage. Outside the property offers off road parking for two cars via a double width driveway and steps leading down to the front door. A private garden can be found to the rear comprising a paved patio ideal for outside dining with the remainder laid to lawn. A range of plants, trees and shrubbery border the garden with a fence surround. Garden shed to the side of the property also houses the washing machine and tumble dryer with full electric and water supply.

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

Enter into hallway via upvc double glazed front door. Panelled walls with textured ceiling, a central light pendant and finished with laminate flooring. Carpeted staircase leading to first floor. Door leading to lounge, kitchen and cloakroom.

CLOAKROOM

Fitted with a two piece suite comprising wc and wash hand basin. Tiled walls with textured ceiling, spot lights and laminate flooring.

LOUNGE

11' 1" x 12' 8" (3.38m x 3.87m)

Smooth walls with textured ceiling, a central light pendant and finished with carpeted flooring. Upvc double glazed window to front.

KITCHEN/DINER

17' 5" x 8' 3" (5.31m x 2.52m)

Fitted with a range of shaker style base and eye level units with wooden worktops over. Inset stainless steel sink unit. Built in oven, induction hob and cooker hood over. Integral fridge/freezer, dishwasher and bin storage. Smooth walls and ceiling with a central light pendant and finished with laminate flooring. Space for dining table and chairs. Upvc double glazed window and double glazed

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door to rear.

double glazed obscure window to rear.

LANDING

Panelled walls with textured ceiling, a central light pendant and finished with carpeted flooring. Upvc double glazed obscure window to side. Doors leading to all first floor rooms.

OUTSIDE

Front - Block paved double width driveway to the front with parking for two cars. Paved steps leading to the front door with grass surround.

BEDROOM ONE

11' 0" x 9' 3" (3.36m x 2.83m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to front. Door leading to en suite shower room.

Rear - An enclosed landscaped rear garden mostly laid to lawn with a range of plants, trees and shrubbery. Patio area ideal for outside dining. Shed to the rear houses power sockets and the washing machine and tumble dryer. Waterproof space with plumbing and electric to remain.

EN SUITE

Fitted with a three piece suite comprising walk in shower enclosure, wc and wash hand basin. Tiled splash back with smooth walls, textured ceiling, a central light pendant and finished with vinyl flooring. Upvc double glazed window to front.

BEDROOM TWO

10' 3" x 12' 0" (3.14m x 3.67m)

Smooth walls with textured ceiling, a central light pendant and finished with carpeted flooring. Upvc double glazed window to rear.

BEDROOM THREE

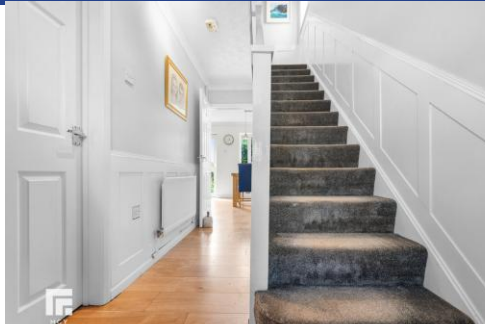
13' 4" x 14' 4" (4.08m x 4.38m)

Smooth walls and ceiling with spot lighting and finished with carpeted flooring. Built in storage within the eaves and built in single storage cupboard with fitted shelving. Two skylight windows to rear over looking the park.

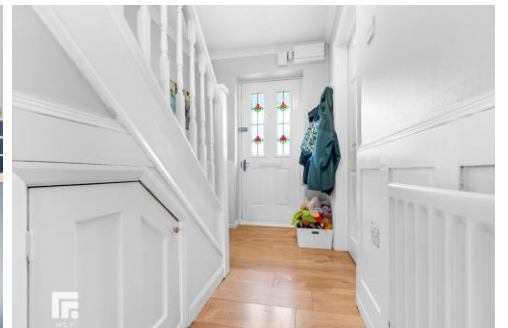
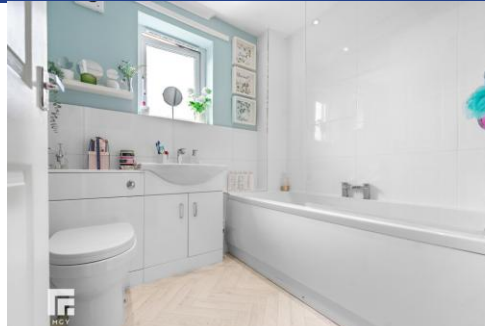
BATHROOM

Fitted with a modern three piece suite comprising bath with fitted shower, wc and wash hand basin. Tiled splash back with smooth walls and ceiling, spot lighting and finished with vinyl flooring. Upvc

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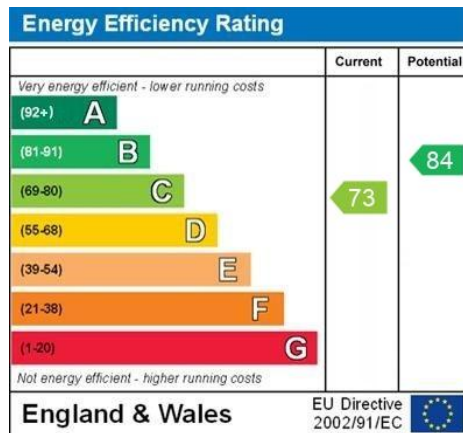
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