



SPEEDWELL CLOSE

PONTRENNAU











## SPEEDWELL CLOSE

PONTPRENNAU, CF23 8QF - £575,000

 5 bedroom(s)

 3 bathroom(s)

 1705.76 sq ft

JeffreyRoss are proud to bring to the market this sizeable detached family home set over three floors set in approx 1,705 SQFT in the popular area of Pontprennau. This versatile accommodation briefly comprises entrance hallway, sitting room, home office / bedroom, bathroom and large living area to the rear. Stairs lead down to the lower level and a beautifully presented kitchen dining space with French doors onto a landscaped and low maintenance garden. The upper level boast 4 double bedrooms, family bathroom and the master further benefits an ensuite. To the front is driveway parking for 2 cars. The house has been well appointed to accommodate a relative with one floor living making this home extremely versatile.

Take a look at the interactive virtual tour to appreciate the size and condition.

### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**

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Director












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	









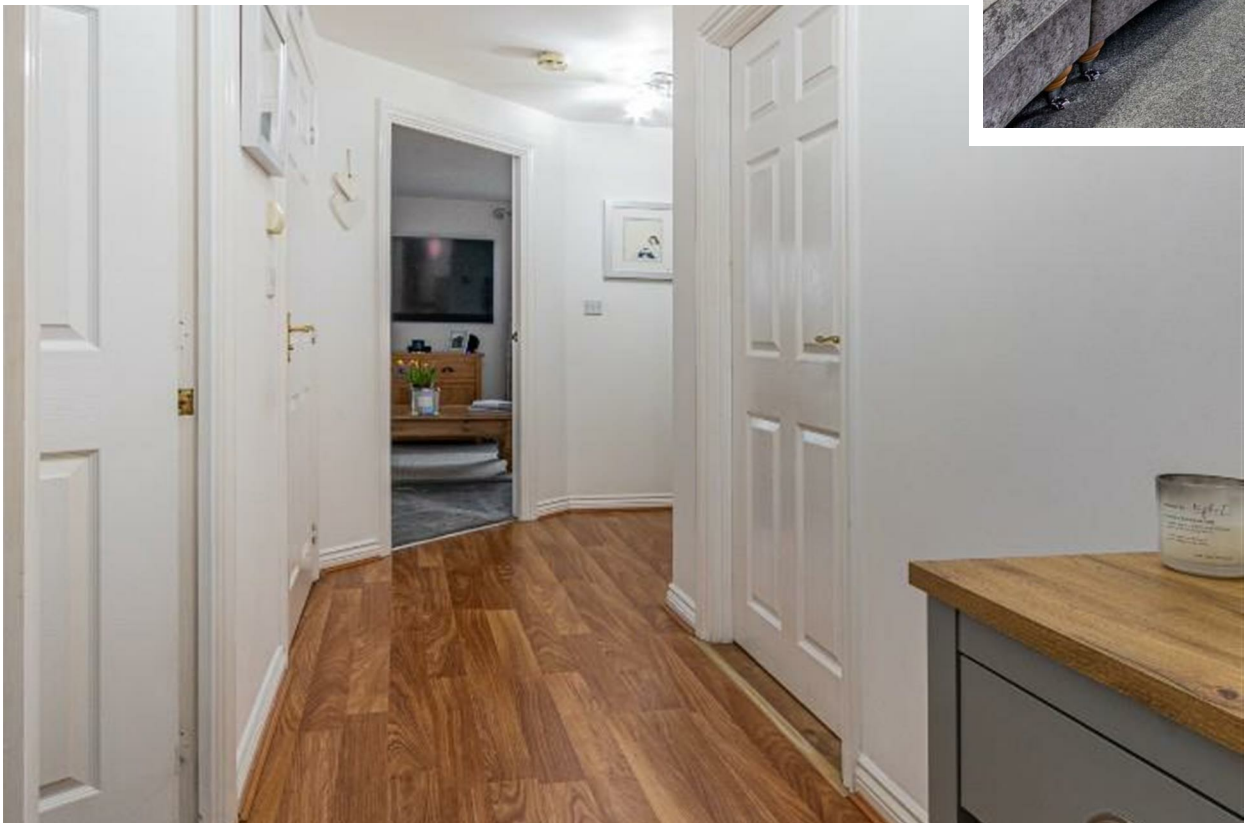
























**ENTRANCE HALLWAY**

**SITTING ROOM**

2.67m x 5.18m (8'9 x 17')

**BEDROOM / STUDY**

2.74m x 2.82m (9' x 9'3)

**DOWNSTAIRS BATHROOM**

2.74m x 1.68m (9' x 5'6)

**LIVING / FAMILY ROOM**

6.83m x 4.27m (22'5 x 14')

**STAIRS TO LOWER LEVEL**

**KITCHEN / DINER**

7.01m x 4.98m (23' x 16'4)

**STAIRS TO FIRST FLOOR BEDROOM**

**MASTER BEDROOM**

4.19m x 3.78m (13'9 x 12'5)

**ENSUITE**

2.46m x 1.19m (8'1 x 3'11)

**FAMILY BATHROOM**

2.46m x 1.55m (8'1 x 5'1)

**BEDROOM TWO**

3.20m x 3.81m (10'6 x 12'6)

**BEDROOM THREE**

3.51m x 3.15m (11'6 x 10'4)

**BEDROOM FOUR**

3.28m x 3.15m (10'9 x 10'4)

**GARDEN**

Landscaped low maintenance garden to the rear

**DRIVEWAY**

Parking for two cars

**COUNCIL TAX**

Band - G

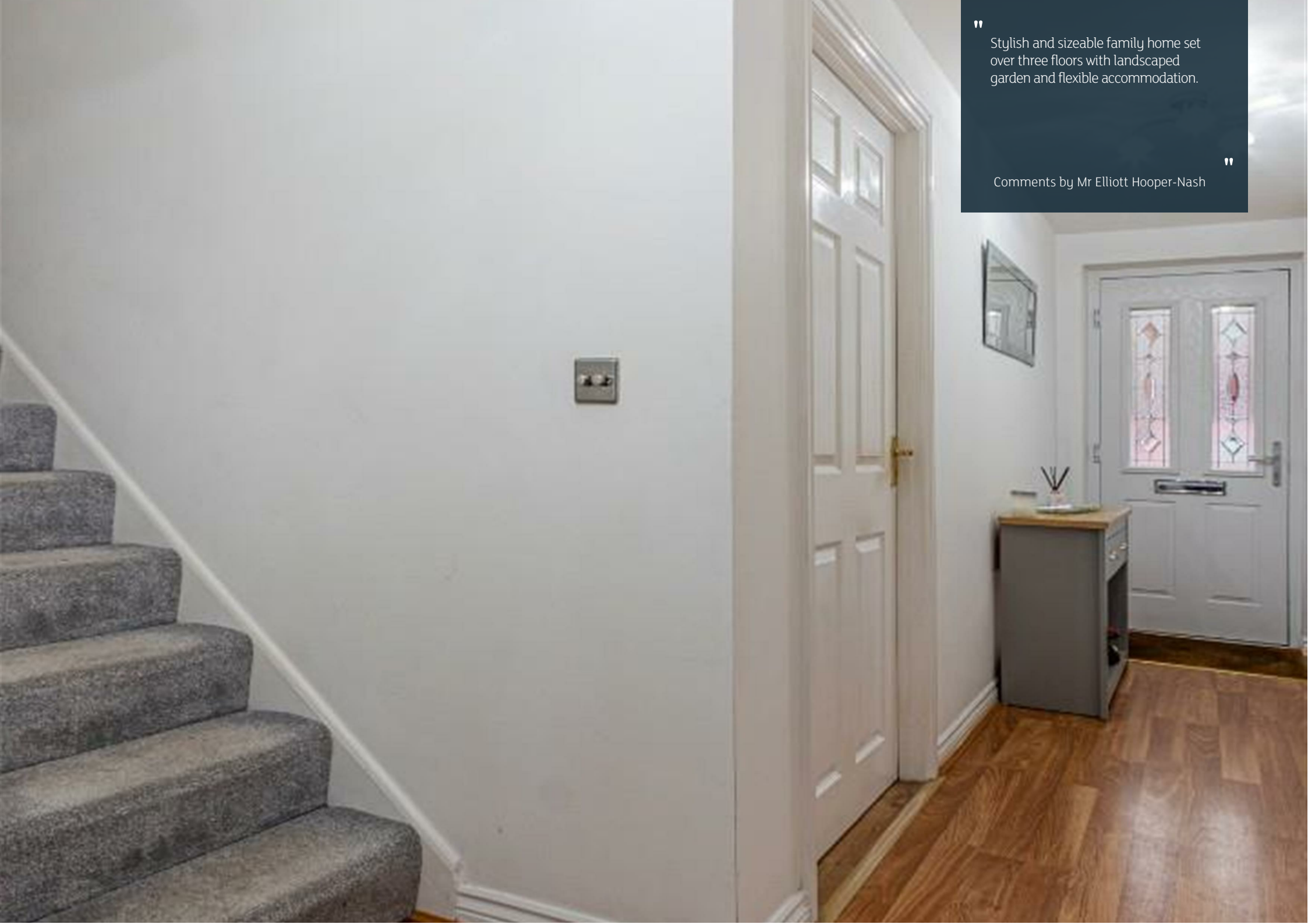
**TENURE**

We are informed by the owner that the property is Freehold, this is to be confirmed by your legal advisor.

**ADDITIONAL INFORMATION**

Set over 3 floors and converted to accommodate a ground floor bedroom, bathroom and sitting room for relative.  
Landsaped garden  
Modern fitted kitchen





Stylish and sizeable family home set over three floors with landscaped garden and flexible accommodation.

Comments by Mr Elliott Hooper-Nash

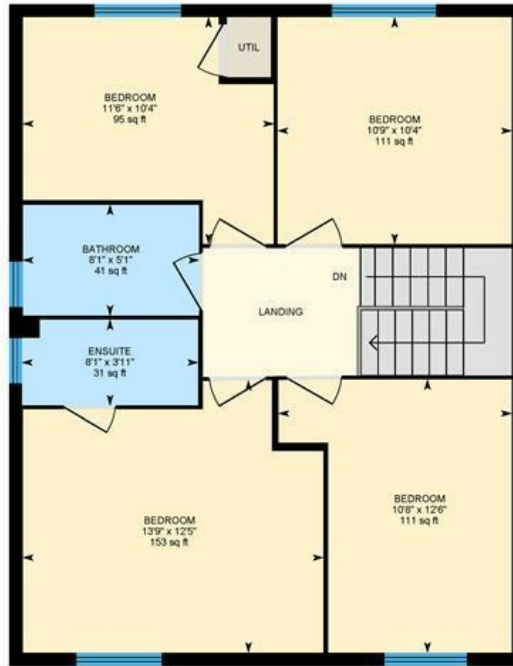


# Speedwell Ct, Pontprenau, CRF

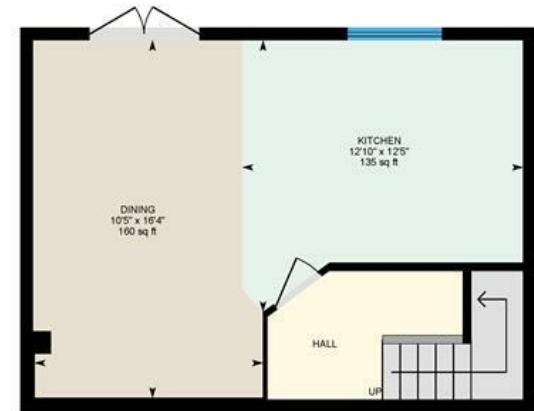
Main Building: Total Interior Area 1705.76 sq ft



Ground Floor



1st Floor



Lower Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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