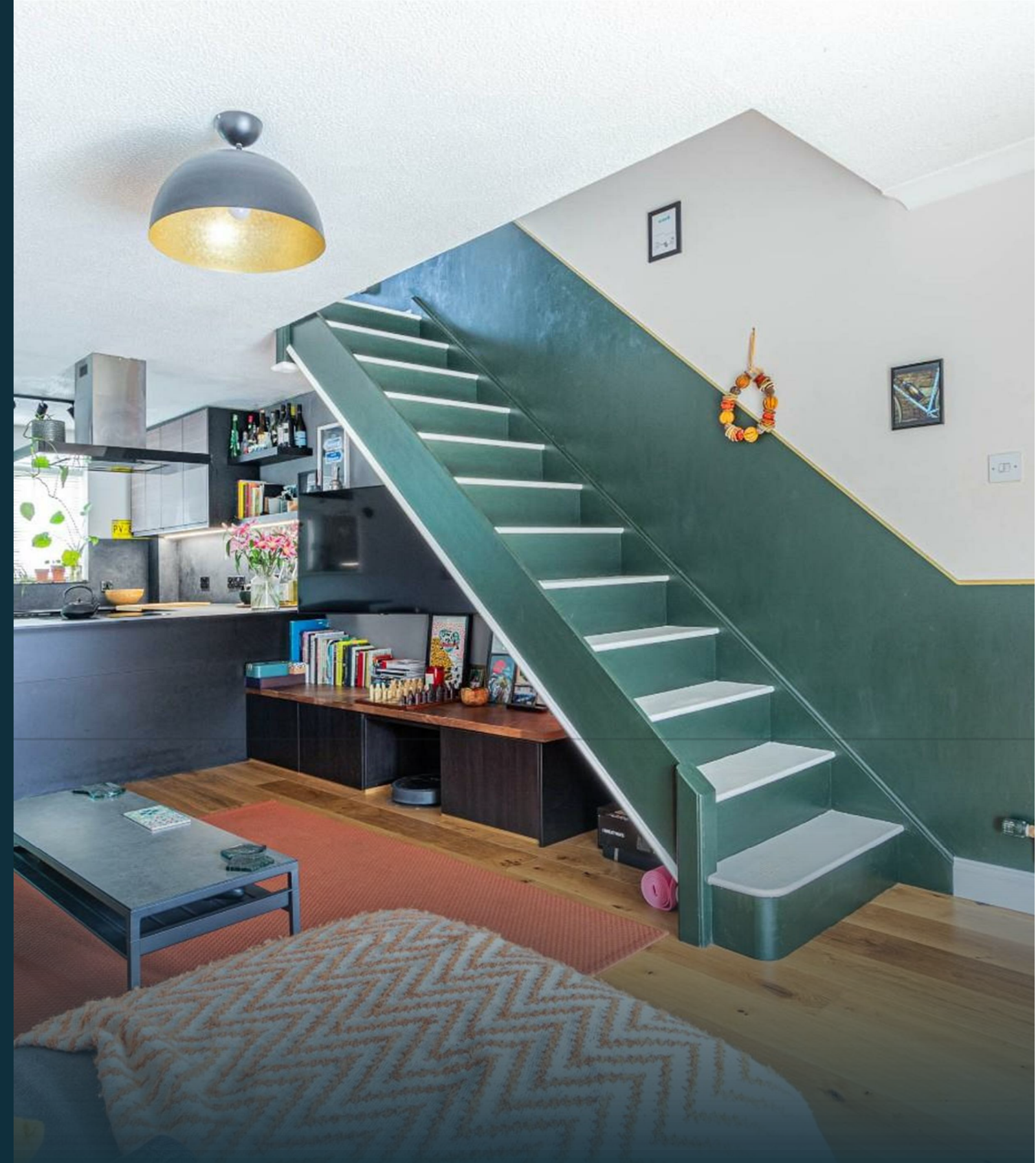


CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CLOS NANT DDU
PONTPRENNAU



ENTRANCE HALLWAY
2.63m x 1.24m (8'7" x 4'0")

KITCHEN
2.39m x 2.63m (7'10" x 8'7")
Stylish fitted kitchen that has been opened up onto the living area creating a fantastic entertaining space and breakfast bar for dining. A very clever concept for a house of this design.

LIVING ROOM
3.63m x 4.91m (11'10" x 16'1")

SUN ROOM
2.13m x 2.01m (6'11" x 6'7")

TO THE FIRST FLOOR

BEDROOM ONE
3.01m x 4.02m (9'10" x 13'2")
Benefits built in wardrobes

BEDROOM TWO
2.10m x 3.26m (6'10" x 10'8")
Benefits built in wardrobes

BATHROOM
1.46m x 2.34m (4'9" x 7'8")

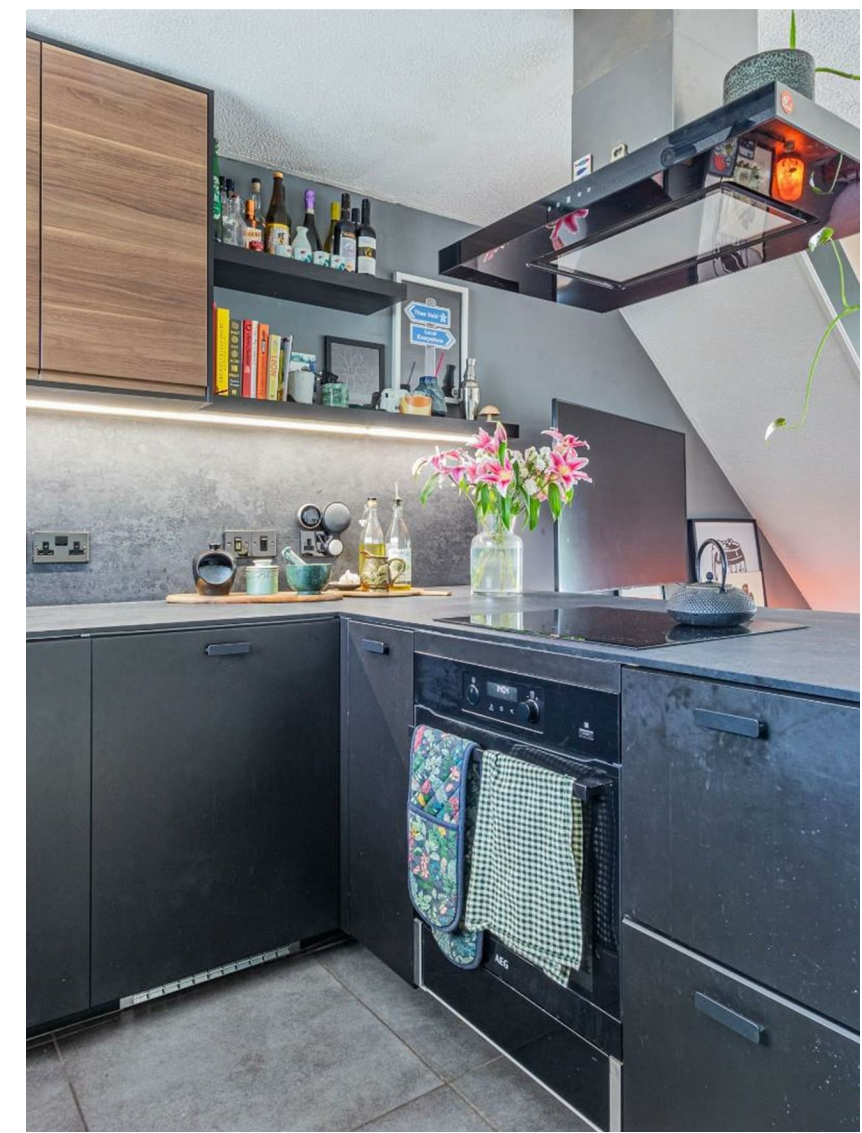
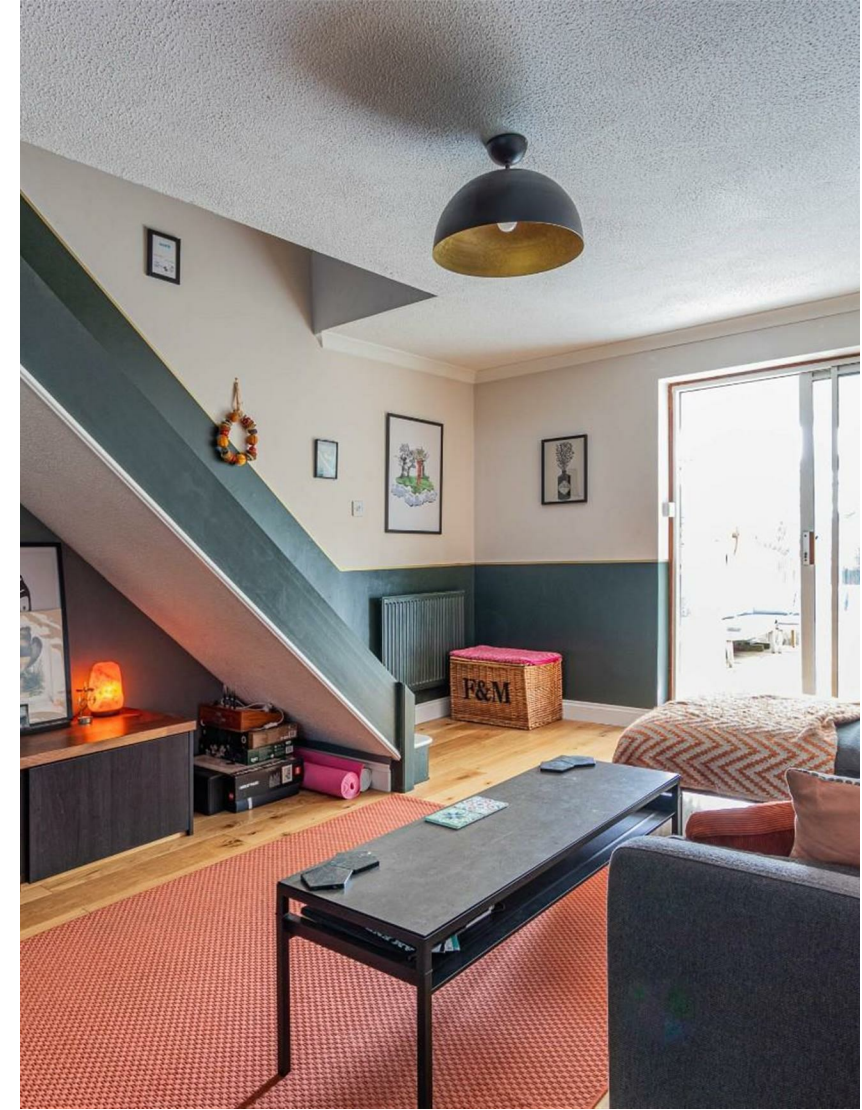
GARDEN
low maintenance garden with access to the garage and good size patio area.

GARAGE
Single garage with up and over door.

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

COUNCIL TAX
Band - D




ADDITIONAL INFORMATION





CLOS NANT DDU

PONTPRENNAU, CF23 8LF - £259,950

 2 Bedroom(s)  1 Bathroom(s)  796.24 sq ft

JeffreyRoss are proud to bring to the market this exceptional example of a 2 bed mid terrace home in the heart of Pontprennau. The property briefly comprises open plan kitchen living and dining area with doors to a sun room and stylish open staircase to the first floor. Upstairs boast two good size bedrooms both with built in storage and modern fitted bathroom. To the rear is a great size garden for the area an access to a single garage with up and over door. This would make na ideal first time purchase or buy to let investment as rents would be as high as £1,100+ PCM

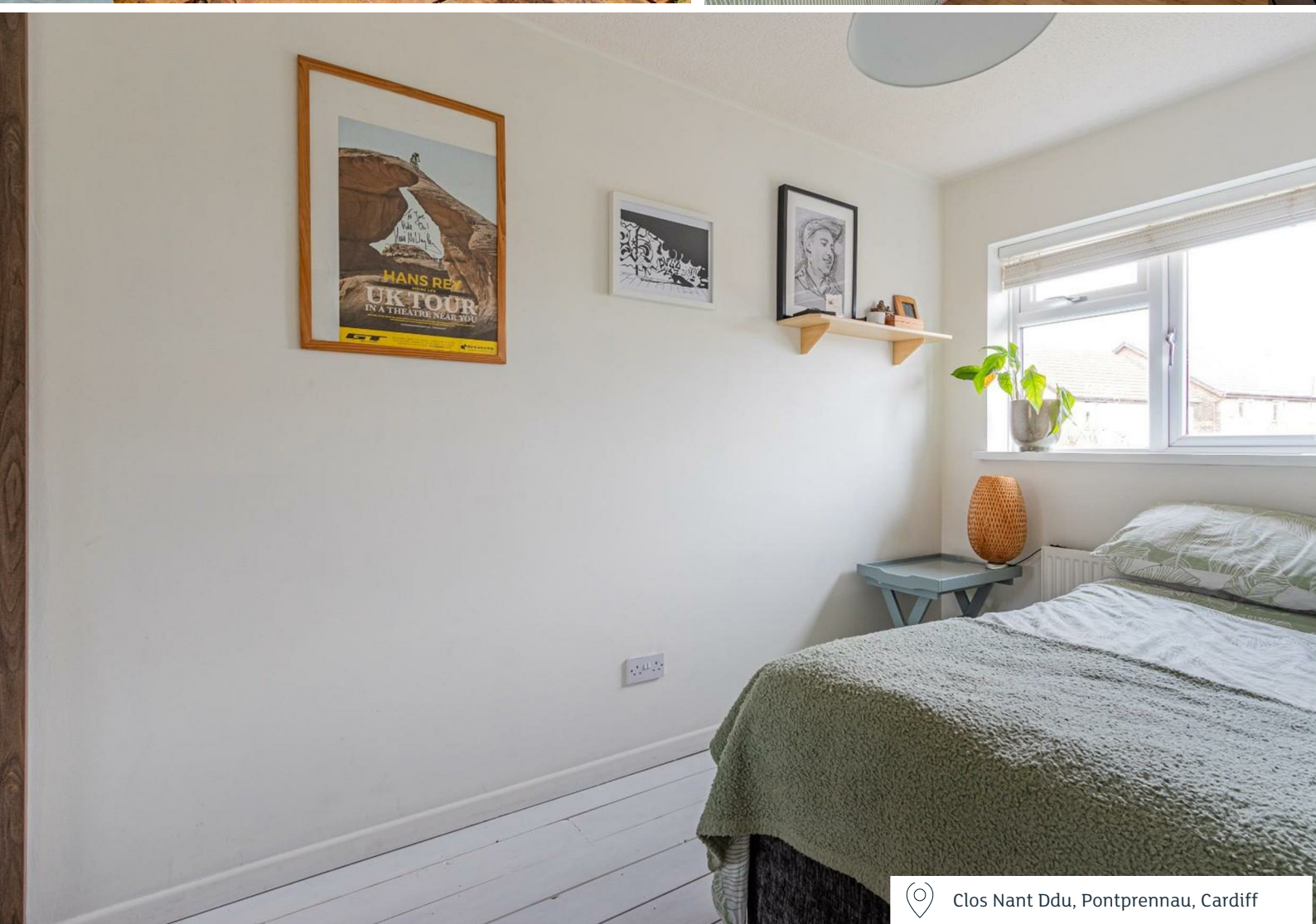
Take a closer look at our interactive walk through tour to appreciate the standard of finish and how well presented the property is. Get in touch with our Llanishen office to arrange your viewing.



PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
Elliott@jeffreygross.co.uk
02920 499680
Director

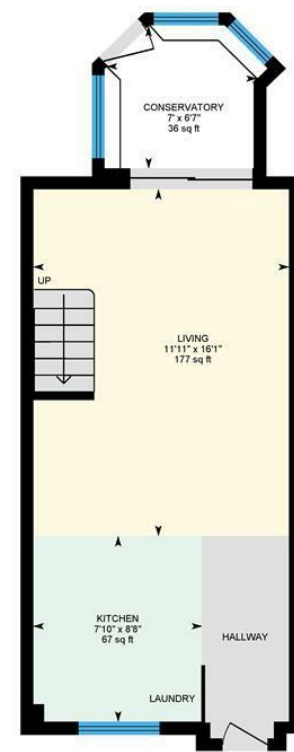




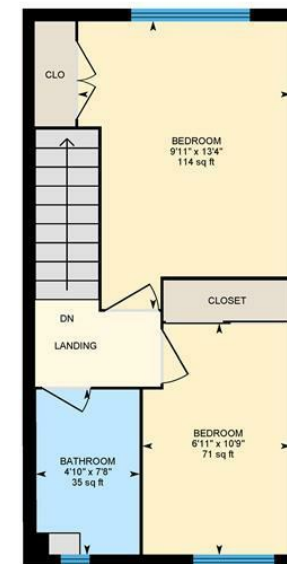
Clos Nant Ddu, Pontprennau, Cardiff

Clos Nant Ddu, Pontprennau, CRF

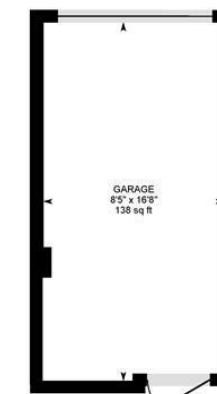
Main Building: Total Interior Area 589.14 sq ft



Ground Floor



1st Floor



Garage



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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

