

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



LILBURNE CLOSE
PONTRENAU



ENTRANCE HALLWAY

LIVING ROOM
4.52m x 3.96m (14'10 x 13')

KITCHEN
2.54m x 2.92m (8'4 x 9'7)

UNDERSTAIR STORAGE
TO THE FIRST FLOOR

BEDROOM ONE
4.55m x 3.15m (14'11 x 10'4)

BEDROOM TWO
2.44m x 3.07m (8' x 10'1)

BATHROOM
2.03m x 1.88m (6'8 x 6'2)

GARDEN
French doors lead to a decked area, mainly laid to lawn with fenced boundary.

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

COUNCIL TAX
Band - C

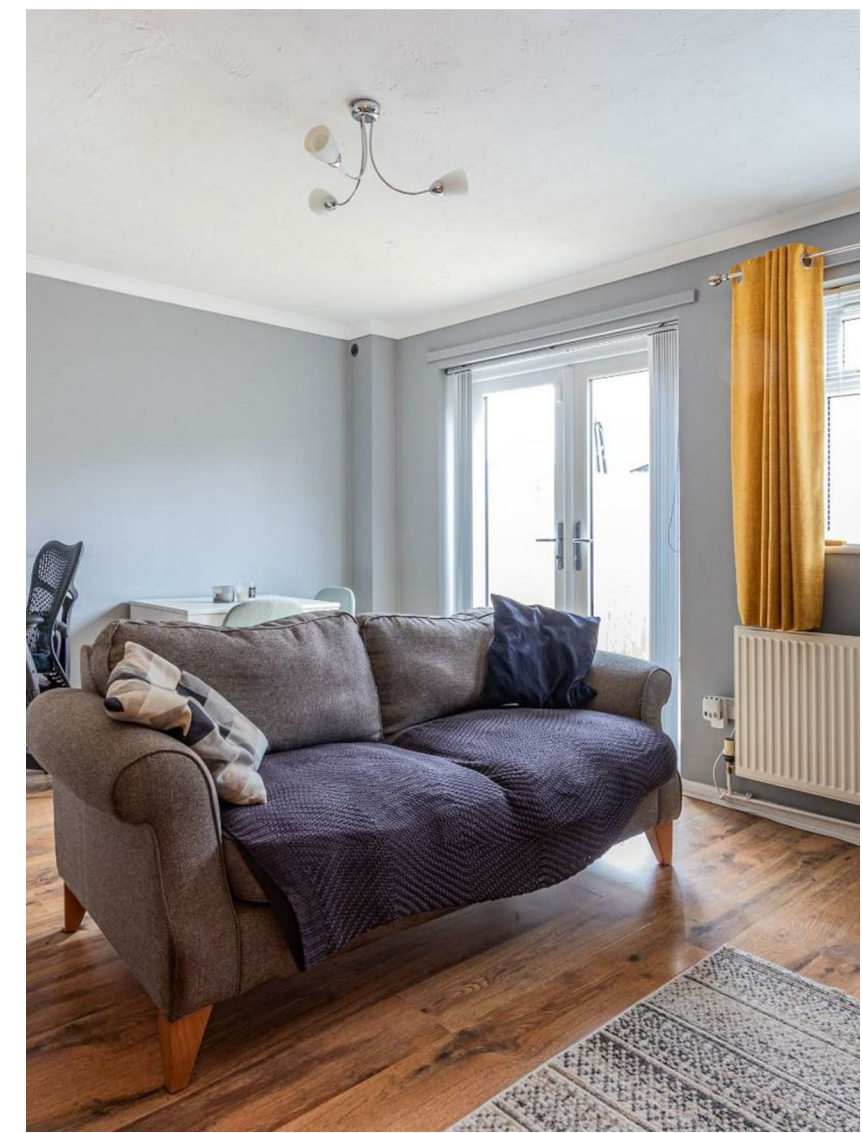
SCHOOL CATCHMENT
My English medium primary catchment area is Pontprennau Primary School (year 2024-25)

My English medium secondary catchment area is Llanishen High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Gynradd Gymraeg Pen Y Groes (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Ederm (year 2024-25)

DRIVEWAY PARKING
Space adjacent to the property,





LILBURNE CLOSE

PONTPRENNAU, CF23 8LW -
£220,000

 2 Bedroom(s)  1 Bathroom(s)  682.92 sq ft

Reduced to Sell!

JeffreyRoss are proud to bring to the market this impressively sized and beautifully presented, 2 x double bedroom home in the heart of Pontprennau. The property briefly comprises a large, bright entrance hallway, with wood flooring throughout. A great size modern fitted kitchen to the front and large living and dining area to the rear, with double doors leading on to a private garden with decking already in place. Up on the first floor are two double bedrooms and family bathroom. The master bedroom benefits from fitted wardrobes and extra storage.

Avoid the disappointment of missing out, and contact the office today on 02920499680 to arrange a viewing and take a closer look inside.

Take a closer interactive look via the Virtual tour.



**PROPERTY
SPECIALIST**

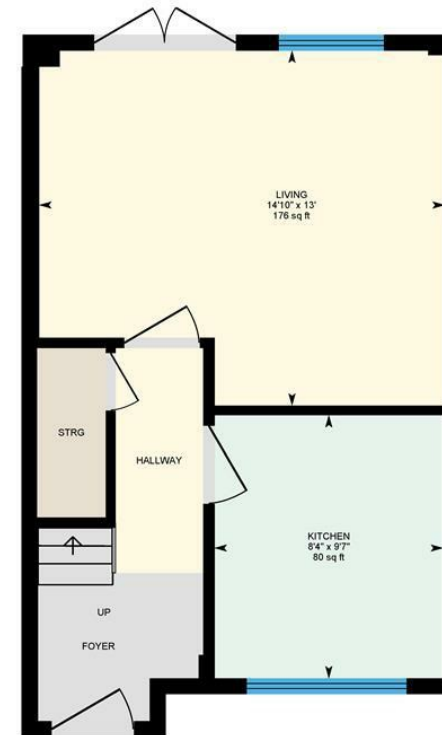
Mr Ollie Vincent
ollie.vincent@jeffreycross.co.uk



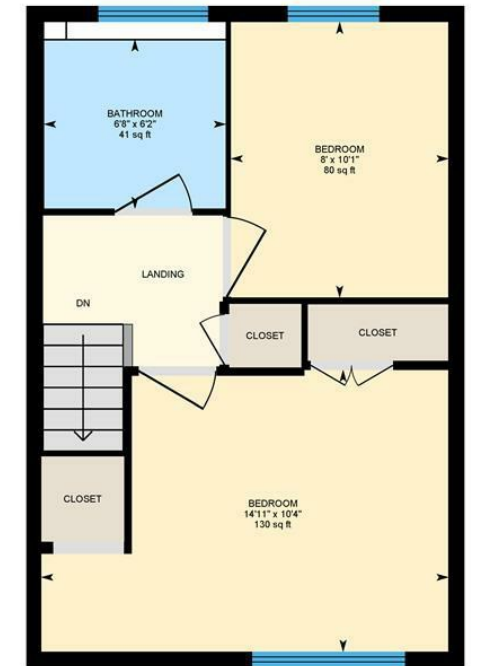
Lilburne Close, Pontprenau, Cardiff

Lilburne CI, Pontprenau, CRF

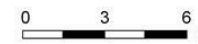
Main Building: Total Interior Area 682.92 sq ft



Ground Floor



1st 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.



Energy Efficiency Rating

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