

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



SINDERCOMBE CLOSE
PONTPRENNAU



KITCHEN
3.62 x 2.73 (11'10" x 8'11")

LOUNGE
3.62 x 4.71 (11'10" x 15'5")

BEDROOM 1
3.62 x 2.73 (11'10" x 8'11")

BEDROOM 2
3.62 x 2.25 (11'10" x 7'4")

PORCH

BATHROOM





SINDERCOMBE CLOSE

PONTPRENNAU, CF23 8LP -
£265,000

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

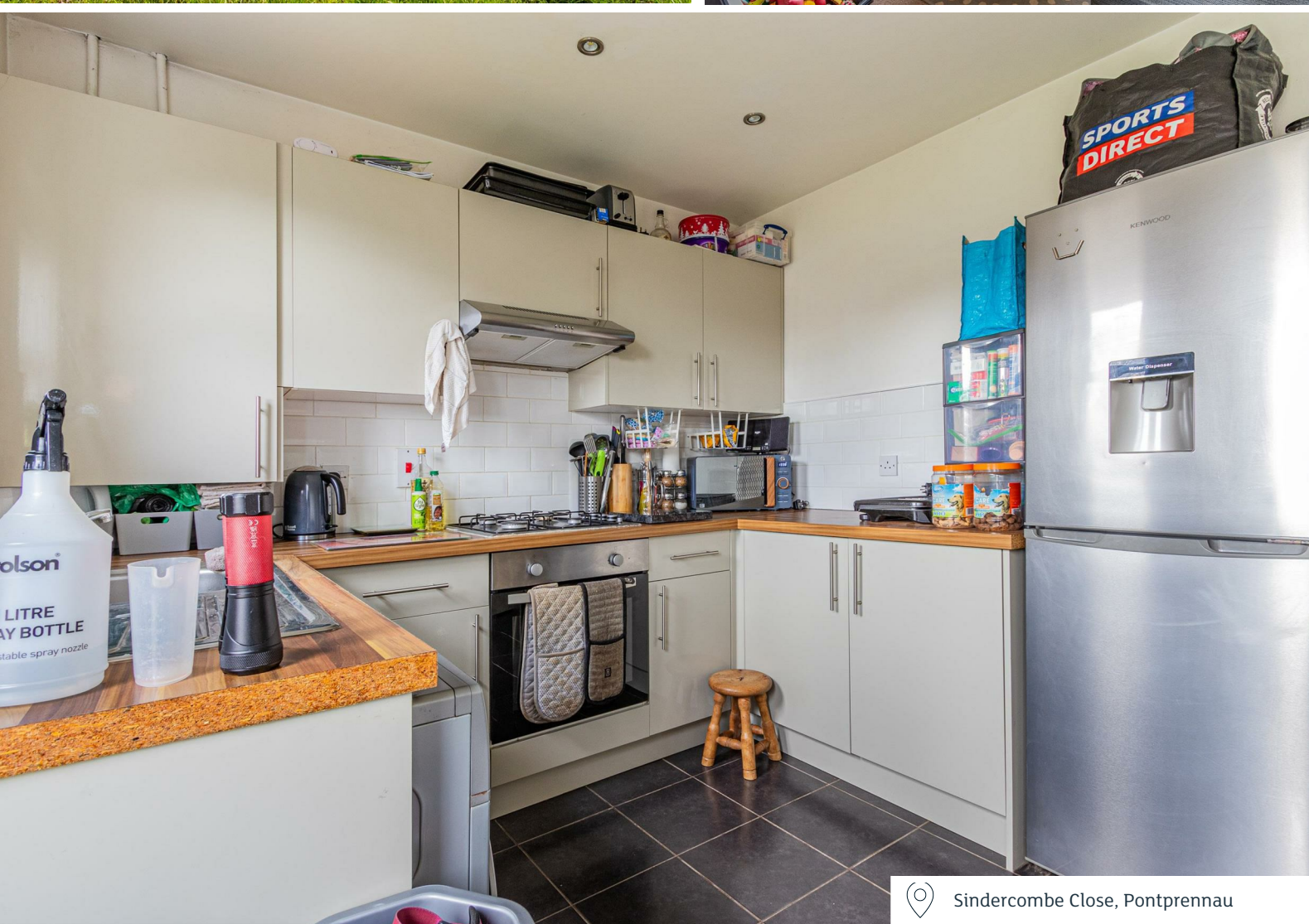
Discover the serene charm of 15 Sindercombe Close: Nestled in a tranquil cul-de-sac, boasting its own private drive way with parking for up to 3 cars. Ideal for a professional couple or young family. Walk through the entrance porch, (perfect for storing coats and shoes) and you will enter a warm and inviting living room, seamlessly flowing into the refurbished kitchen and dining area, ideal for meals, gatherings and everyday living. The kitchen features the usual amenities including a gas oven and hob, undercounter washing machine, and a Baxi boiler. Step outside into the delightful rear garden, bathed in natural light, complete with a small patio area and a large garden shed. There is huge potential for a larger patio area, separate garage or even a wrap-around extension. Upstairs, you can unwind in the lovely family bathroom featuring a shower over bath. The room benefits from a very spacious airing cupboard, providing ample storage solutions. Discover the cozy haven of the master bedroom, offering a peaceful retreat after a long day. Along the landing, the generously sized second bedroom awaits, currently configured as a snug/office space.

Don't miss the opportunity to make this charming property your own – schedule a viewing today!

EPC rating - D
Council Tax Band - D

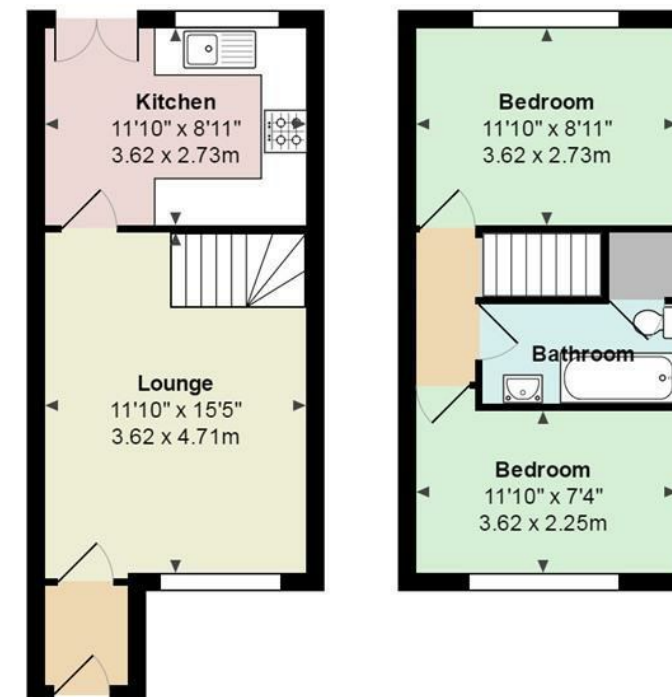
**PROPERTY
SPECIALIST**
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Sindercombe Close, Pontprennau

Sindercome Close, Pontprennau.



Total Area: 603 ft² ... 56.0 m²

All measurements are approximate and for display purposes only

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |