

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CLOS NANT DDU
PONTRENAU

CLOS NANT DDU

PONTPRENNAU, CF23 8LF - £210,000

Welcome to this charming terraced house located in the sought-after area of Clos Nant Ddu, Pontprennau. The property briefly comprises entrance hallway, good size living room and kitchen diner on the ground floor. To the first floor is a well-appointed bathroom, ensuring convenience and comfort for all residents. With a total of 591 sq ft, this home provides a comfortable living space that is easy to maintain.

One of the standout features of this property is its south-facing garden, perfect for enjoying sunny days and al-fresco dining. Additionally, the allocated parking space ensures that you never have to worry about finding a spot for your vehicle.

Offered to the market with no-chain situation, this property offers a hassle-free buying process, making it an attractive option for those looking to move quickly. Don't miss out on the opportunity to own this wonderful home in a desirable location. Contact us today to arrange a viewing and take the first step towards making this house your own.

 2 bedroom(s)  1 bathroom(s)  591.00 sq ft

ENTRANCE HALLWAY

LIVING ROOM

3.81m x 5.05m (12'6 x 16'7)

KITCHEN

3.66m x 2.39m (12' x 7'10)

TO THE FIRST FLOOR

BEDROOM ONE

3.00m x 4.17m (9'10 x 13'8)

BEDROOM TWO

BATHROOM

1.47m x 2.44m (4'10 x 8')

GARDEN

South facing rear garden. Large decked area.

COUNCIL TAX

Band - D


TENURE

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

ADDITIONAL INFORMATION

No chain
Allocated Parking
Potential rent of £775pcm
Great first time buy or but to let investment

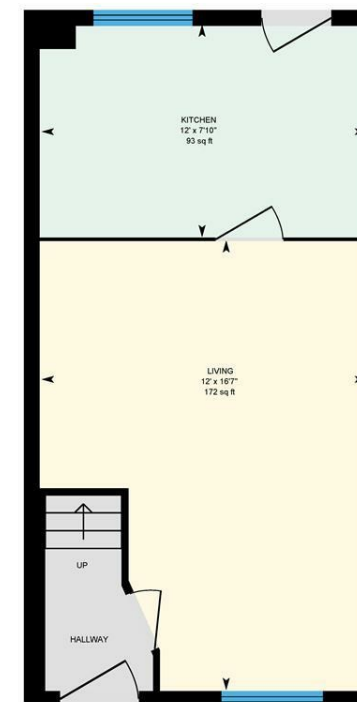


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

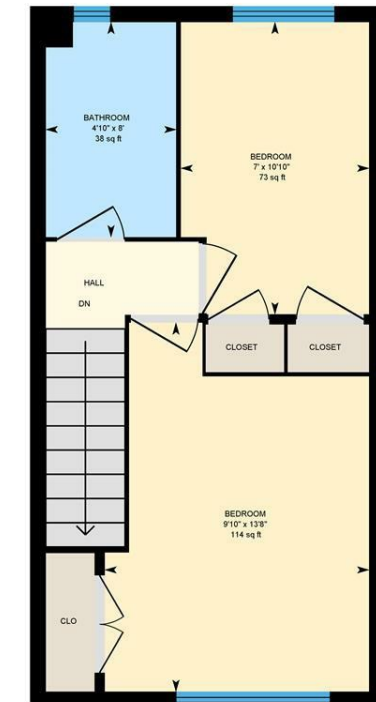


Clos Nant Ddu, Pontprennau, CRF

Main Building: Total Interior Area 591.46 sq ft



Ground Floor



1st Floor

0 3 6 ft

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.

