

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



LILBURNE CLOSE  
PONTRENNAU



#### FOYER

#### KITCHEN

2.95m x 3.38m (9'8 x 11'1)

#### LIVING ROOM

3.81m x 2.59m (12'6 x 8'6)

#### TO THE FIRST FLOOR

#### FAMILY BATHROOM

1.80m x 1.65m (5'11 x 5'5)

#### BEDROOM 1

2.84m x 2.95m (9'4 x 9'8)

#### BEDROOM 2

1.91m x 2.97m (6'3 x 9'9)

#### GARDEN

Private Rear Garden  
Side Access Gate  
Decking

#### 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 Edern (year 2024-25)

#### TENURE

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

#### ADDITIONAL INFORMATION

Solar Panels Power the Heating System  
Private Garden with Side Access Gate  
Private Parking Space  
Great School Catchment

#### SOLAR PANELS




Provide enough power for the heating system. More info TBC.





## LILBURNE CLOSE

PONTPRENNAU, CF23 8LW -  
£235,000

 2 Bedroom(s)  1 Bathroom(s)  689.00 sq ft

JeffreyRoss are proud to bring to the market this beautifully presented, 2-bedroom home in the heart of Pontprennau. Nestled in a quiet corner of a cul de sac, with its own private parking space, you will find 2a Lilburne Close.

With plenty of schools and amenities nearby and easy access to the motorway, the property is ideal for a young family, investors, a professional couple or first time buyers, looking to purchase a home in the sort-after area, Pontprennau.

The property is only a few years old and the whole house is immaculate, and has been beautifully looked after for the duration of ownership. Enter the property and to your right is a light, bright, open plan kitchen and family / living room, a warm and welcoming space, perfect for keeping an eye on the children whilst cooking, or for being present whilst entertaining your guests. The nearly new, modern kitchen features the usual amenities including an electric oven, hob. Solar panels on the roof, provide enough energy to power the central heating system.

Walk through the beautifully maintained living room and continue outside into the delightful rear garden, complete with a small patio area, and awning. The garden is west / south west facing, great for daytime and evening sunshine!

Upstairs, you'll find the generously sized family bathroom, featuring a shower over bath. The large, bright, master bedroom, has fitted wardrobes with plenty of storage space. Along the landing you'll find the second bedroom with plenty of room for storage, toys and play! The bedrooms are both a similar size and much more evenly proportioned than some other properties in Pontprennau.

This beautiful home has been so well maintained, that you really could move straight in! The gym, the retail park and transport links to Cardiff city-centre, are only a short walk away.

The property has easy access to the motorway, perfect for a commute. Don't miss the opportunity, call 02920499680 to make this beautiful property your own!



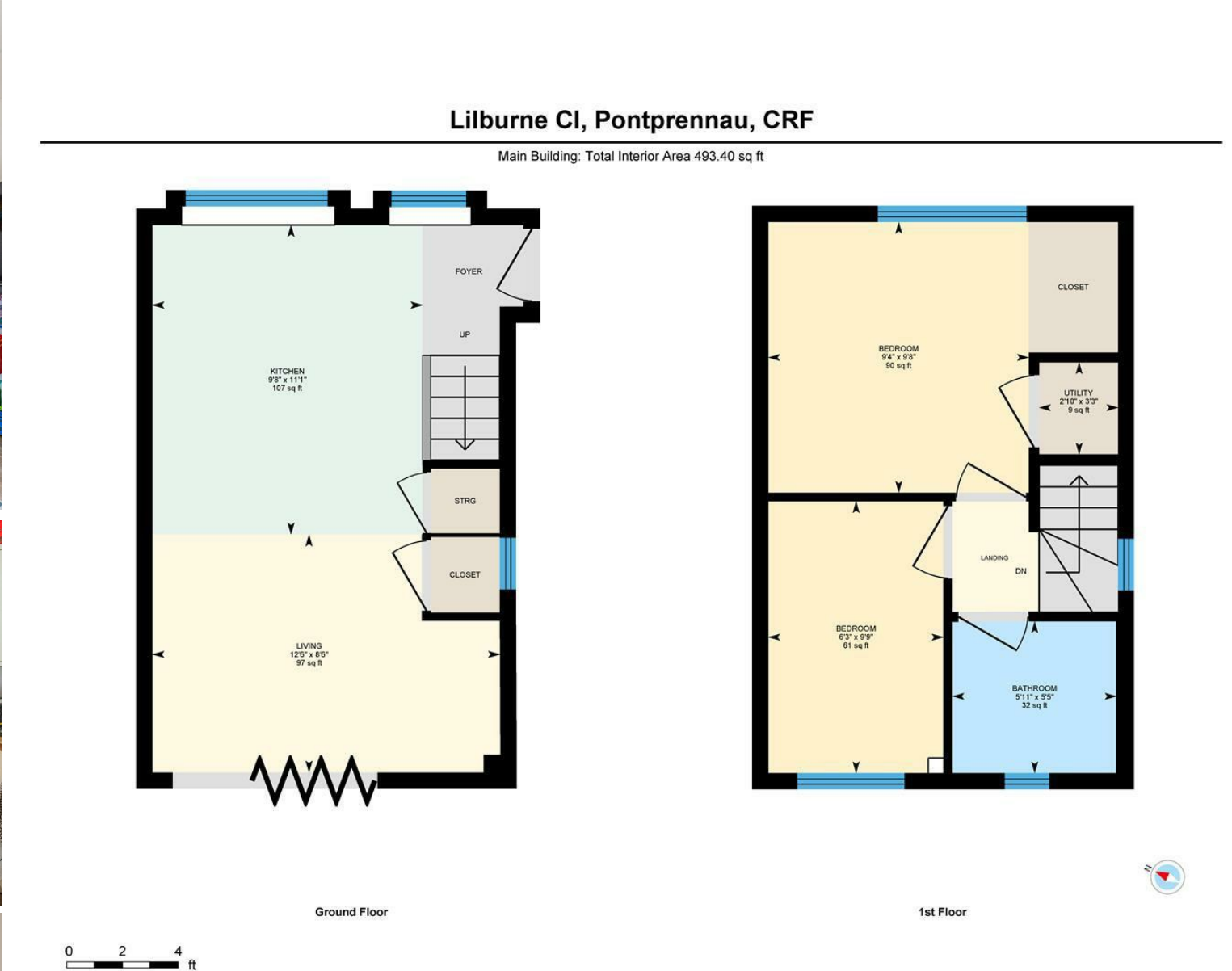
### PROPERTY SPECIALIST

Mr Ollie Vincent  
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Lilburne Close, Pontprenau, Cardiff



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) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	