



**Speedwell Close, Pontprennau Cardiff CF23 8QF**

**welcome to**

## **Speedwell Close, Pontprennau Cardiff**

A SIX BEDROOM DETACHED family home positioned in the popular location of PONTPRENNAU and within a short drive to Cardiff Gate and A48/M4 access. The property further benefits from enclosed rear garden, gas central heating, off street parking and garage. Viewing Highly Recommended!

### **Ground Floor**

#### **Entrance**

Via a front door into:

#### **Hallway**

Stairs rising to first floor, laminate flooring, radiator and access to:

#### **Downstairs Wc**

Fitted with a two piece suite comprising low level WC, wash hand basin, tiled flooring, radiator and double glazed window to front aspect.

#### **Lounge**

23' 5" x 11' 9" ( 7.14m x 3.58m )

Double glazed window to front aspect, spotlights, electric fire and double glazed French doors providing access to rear garden.

#### **Dining Room**

10' 11" x 9' 10" ( 3.33m x 3.00m )

Double glazed window to front aspect, radiator and spotlights.

#### **Kitchen**

19' 1" x 13' 3" ( 5.82m x 4.04m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob, electric oven and grill, cooker hood, integrated dishwasher and fridge/freezer, tiled flooring, two radiators, built in understairs storage, two double glazed windows to rear aspect and double glazed composite door providing access to rear.

### **First Floor**

#### **Landing**

Stairs rising to second floor, built in storage cupboard housing water tank and doors providing access to:

#### **Bedroom One**

14' 6" x 11' 10" ( 4.42m x 3.61m )

Double glazed window to front aspect, radiator, fitted wardrobes and access to:

#### **En-Suite**

Fitted with a three piece suite comprising shower cubicle, low level WC, wash hand basin, vinyl flooring, heated towel rail, partially tiled walls, spotlights and double glazed window to front aspect.

#### **Bedroom Two**

11' 11" x 11' 2" ( 3.63m x 3.40m )

Double glazed window to front aspect, radiator, fitted wardrobes and access to:

#### **En-Suite**

Fitted with a three piece suite comprising shower cubicle, low level WC, wash hand basin, vinyl flooring, heated towel rail, partially tiled walls, spotlights and double glazed window to side aspect.

#### **Bedroom Three**

11' 10" x 8' 10" ( 3.61m x 2.69m )

Double glazed window to rear aspect, radiator and fitted wardrobes.

#### **Bedroom Four**

11' 10" x 6' 8" ( 3.61m x 2.03m )

Double glazed window to rear aspect and radiator.

### **Bathroom**

Fitted with a three piece suite comprising bath, low level WC, wash hand basin, vinyl flooring, extractor fan, heated towel rail, partially tiled walls, spotlights and double glazed window to rear aspect.

### **Second Floor**

#### **Landing**

Access to:

#### **Bedroom Five**

16' x 11' 11" ( 4.88m x 3.63m )

Double glazed dormer to front aspect, double glazed skylight to rear aspect, radiator and loft hatch.

#### **Bedroom Six**

16' x 11' 11" ( 4.88m x 3.63m )

Double glazed dormer to front aspect, double glazed skylight to rear aspect and radiator.

#### **Shower Room**

Fitted with a three piece suite comprising shower cubicle, low level WC, wash hand basin, vinyl flooring, radiator and double glazed skylight to rear aspect.

#### **Outside**

##### **Front**

Steps up to external porch and off street parking to side.

##### **Rear Garden**

Enclosed, two tiered garden with lawn and decking areas.

##### **Garage**

With up and over door and double glazed composite pedestrian door providing access to rear garden.



**Ground Floor**

**First Floor**

**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Speedwell Close,**  
**Pontprennau Cardiff**

- Detached Family Home
- Six Bedrooms
- Two En-Suites
- Lounge and Dining Room
- Fitted Kitchen and Downstairs WC
- Bathroom and Shower Room
- Enclosed Rear Garden and Garage

Tenure: Freehold EPC Rating: C

**£600,000**



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Property Ref:  
ROA112921 - 0002

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