



Grangewood Close, Pontprennau Cardiff CF23 8PP

welcome to

Grangewood Close, Pontprennau Cardiff

A DETACHED THREE BEDROOM 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 gas central heating, enclosed rear garden and driveway providing off street parking. Internal Viewing Recommended!

Ground Floor

Entrance

Via a double glazed obscure front door into:

Hallway

Wood flooring and doors providing access to:

Downstairs Wc

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

Study - Former Garage

16' 2" x 7' 7" (4.93m x 2.31m)

Double glazed window to front aspect, radiator and powerpoints.

Lounge Area

13' 10" Max to stairs x 13' 5" Max (4.22m Max to stairs x 4.09m Max)

Double glazed window to front aspect, radiator, feature fireplace with inset electric fire, powerpoints, stairs rising to first floor, built in understairs cupboard and open plan to:

Dining Area

9' 1" x 7' 7" (2.77m x 2.31m)

Radiator, powerpoint and double doors providing access to:

Conservatory

10' 6" x 8' 8" (3.20m x 2.64m)

Double glazed frame construction, radiator, powerpoints, fan lights and double glazed French door providing access to rear garden.

Kitchen

11' 7" x 9' 10" (3.53m x 3.00m)

Fitted with a range of wall and base level units with complementary work surfaces over, stainless steel sink and drainer unit with mixer tap over, integrated gas hob and electric oven with cooker hood over, spaces for washing machine, dishwasher, wine rack and fridge/freezer, cupboard housing combi boiler, radiator, powerpoints, double glazed windows to side and rear aspect.

First Floor Landing

Double glazed window to side aspect, loft access, two built in storage cupboards housing linen storage, radiator and doors providing access to:

Bedroom One

12' 7" into recess x 9' 4" (3.84m into recess x 2.84m)

Double glazed window to rear aspect, powerpoints, radiator, recess for wardrobe and door to:

En-Suite

Fitted with a two piece suite comprising WC, wash hand basin in vanity unit, powerpoints, radiator and double glazed obscure window to side aspect.

Bedroom Two

10' 6" into recess x 10' 3" Max (3.20m into recess x 3.12m Max)

Double glazed window to front aspect, powerpoints, radiator and recess for wardrobe.

Bedroom Three

9' 2" into recess x 7' 4" (2.79m into recess x 2.24m)

Double glazed window to front aspect, radiator, powerpoints and recess for wardrobe.

Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, low level WC, wash hand basin in vanity unit, tiled splashback, extractor fan, shaver point and double glazed obscure window to rear aspect.

Outside

Front

Open plan frontage with mature shrub borders, side access and driveway providing off street parking.

Rear Garden

Enclosed by fencing, paved patio area and artificial lawn. Sun canopy over patio to remain, side access, outside tap and garden shed to remain.



Ground Floor

First 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



welcome to
Grangewood Close,
Pontprennau Cardiff

- Detached Family Home
- Three Bedrooms
- Master Bedroom with En-Suite
- Lounge Area, Dining Area and Conservatory
- Study (Former Garage) and Fitted Kitchen
- Family Bathroom and Downstairs WC
- Front and Rear Gardens

Tenure: Freehold EPC Rating: Awaited

£340,000



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Property Ref:
ROA113234 - 0003

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