



Amberley Close, Pontprennau Cardiff CF23 8AY

welcome to

Amberley Close, Pontprennau Cardiff

NO ONWARD CHAIN! A FOUR BEDROOM DETACHED family home, in need of modernisation, positioned in the popular location of PONTPRENNAU and within a short drive to Cardiff Gate and A48/M4 access. The property further benefits from front and rear gardens, off street parking and detached garage.

Ground Floor

Entrance

Via a double glazed door to side into:

Hallway

Stairs rising to first floor, radiator and access to:

Downstairs Wc

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

Lounge

18' 8" x 11' 1" (5.69m x 3.38m)

Two double glazed windows to front aspect and two radiators.

Dining Area

9' 1" x 7' 11" (2.77m x 2.41m)

Double glazed window to rear aspect, radiator and opens to:

Kitchen

9' 2" x 8' (2.79m x 2.44m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and dishwasher, vinyl flooring, wall mounted boiler, double glazed window to rear aspect and double glazed door providing access to rear garden.

First Floor

Landing

Double glazed window to side aspect, loft hatch, cupboard housing water tank and doors providing access to:

Bedroom One

11' 3" x 10' 7" (3.43m x 3.23m)

Double glazed window to front aspect and radiator.

Bedroom Two

11' 4" x 7' 10" (3.45m x 2.39m)

Double glazed window to front aspect and radiator.

Bedroom Three

8' 10" x 8' 2" (2.69m x 2.49m)

Double glazed window to rear aspect and radiator.

Bedroom Four

9' 7" x 6' 11" (2.92m x 2.11m)

Double glazed window to rear aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, radiator and double glazed window to side aspect.

Outside

Front

Area laid to lawn with driveway to side providing off street parking leading to detached garage.

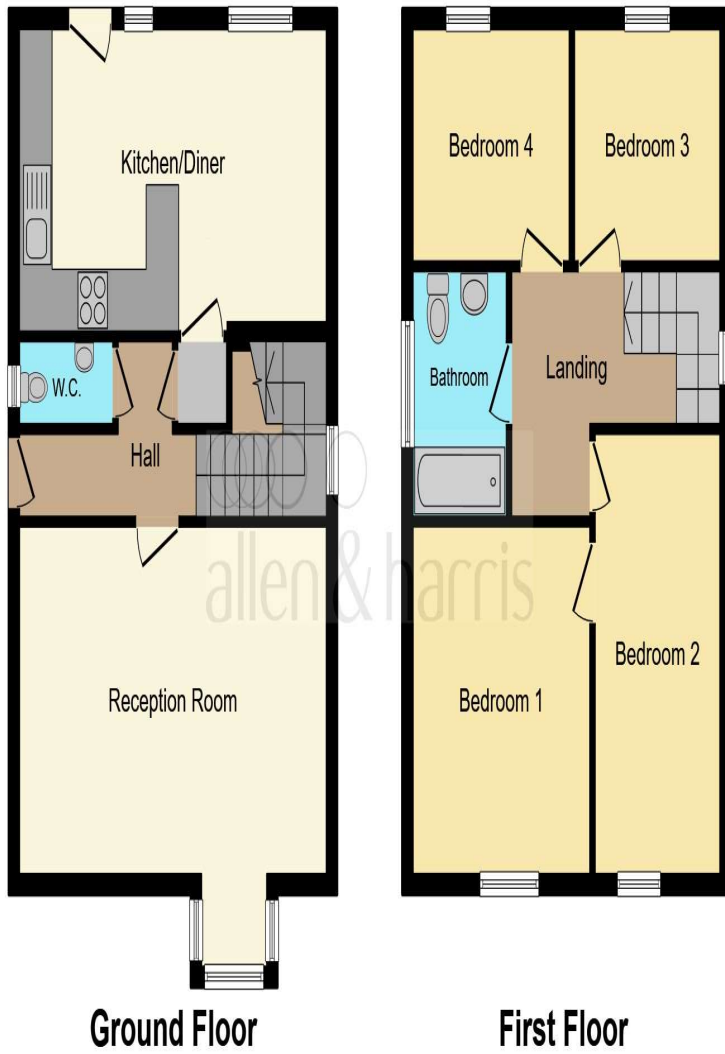
Rear Garden

Enclosed mainly laid to lawn.

Detached Garage

16' x 8' (4.88m x 2.44m)

With up and over door.



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
Amberley Close,
Pontprennau Cardiff

- Detached Family Home
- Four Bedrooms
- Lounge and Dining Area
- Fitted Kitchen Area and Downstairs WC
- First Floor Bathroom
- Front and Rear Gardens
- Off Street Parking and Detached Garage

Tenure: Freehold EPC Rating: Awaited

offers in excess of
£300,000



view this property online allenandharris.co.uk/Property/ROA113406



Property Ref:
ROA113406 - 0003

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