

Barnfield Close, Pontprennau Cardiff CF23 8LN

welcome to

Barnfield Close, Pontprennau Cardiff

A well presented THREE 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 front and rear gardens, and driveway providing off street parking. Viewing Recommended!

Ground Floor

Entrance

Single glazed wooden front door into:

Hallway

Stairs rising to first floor, radiator, dado rail and access to:

Lounge

14' 1" Max x 13' 8" Max (4.29m Max x 4.17m Max)
Double glazed window to front aspect, radiator, laminate flooring, understairs alcove and access to:

Kitchen/ Diner

13' 7" Max x 9' 1" Max (4.14m Max x 2.77m Max)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, space for washing machine, radiator, laminate flooring, double glazed window to rear aspect, double glazed French doors providing access to rear garden and access to:

Reception Room Two

16' x 8' 1" (4.88m x 2.46m)
Integrated Garage Conversion - Currently set up as a bedroom - Double glazed window to front aspect, laminate flooring, radiator and single glazed door to rear aspect.

First Floor

Landing

Loft hatch with pull down ladder, dado rail and doors providing access to:

Bedroom One

10' 5" Max x 10' 2" Max (3.17m Max x 3.10m Max)
Double glazed window to front aspect, radiator, built in wardrobe and access to:

En-Suite

Fitted with a two piece suite comprising shower cubicle, wash hand basin inset to vanity unit, extractor fan, spotlights, tiled flooring and partially tiled walls.

Bedroom Two

16' Max x 8' 1" Max (4.88m Max x 2.46m Max)
Double glazed windows to front and rear aspect, laminate flooring, radiator, loft hatch with ladder and built in wardrobes.

Bedroom Three

10' 9" Max x 7' 3" Max (3.28m Max x 2.21m Max)
Double glazed window to rear aspect, radiator and laminate flooring.

Bathroom

Fitted with a three piece suite comprising bath, wash hand basin, WC, extractor fan, vinyl flooring and radiator.

Second Floor

Loft Space

The vendor has advised that there are two loft spaces, the loft is fully insulated and partially boarded.

Outside

Front

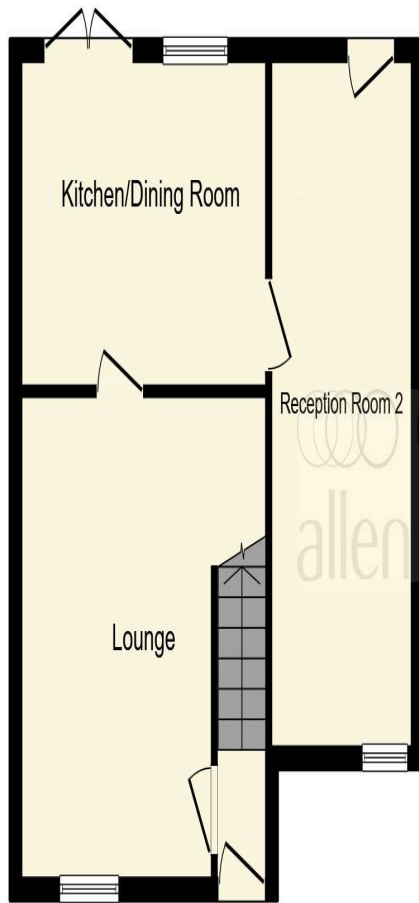
Area laid to lawn, gated bin store, gated side access and driveway providing off street parking.

Rear Garden

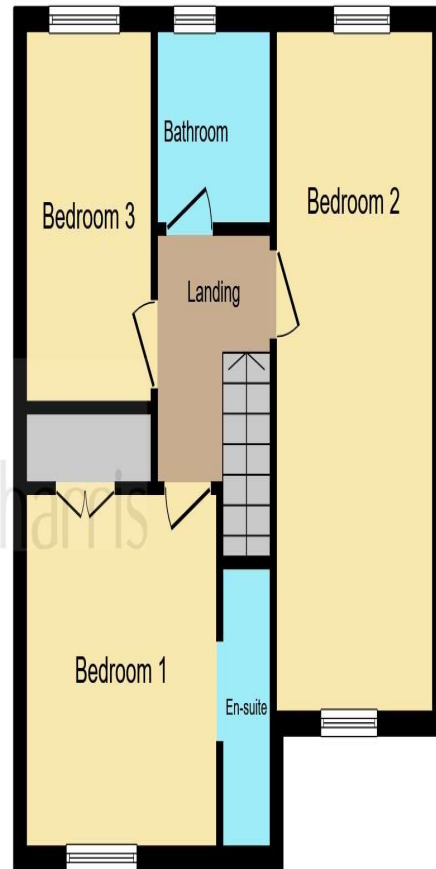
Enclosed with area laid to lawn, patio area, planted perimeter and hardstand for shed.

Timber Frame Summer House

16' x 10' (4.88m x 3.05m)
Electricity, vinyl flooring, bench seat with storage and bar area.

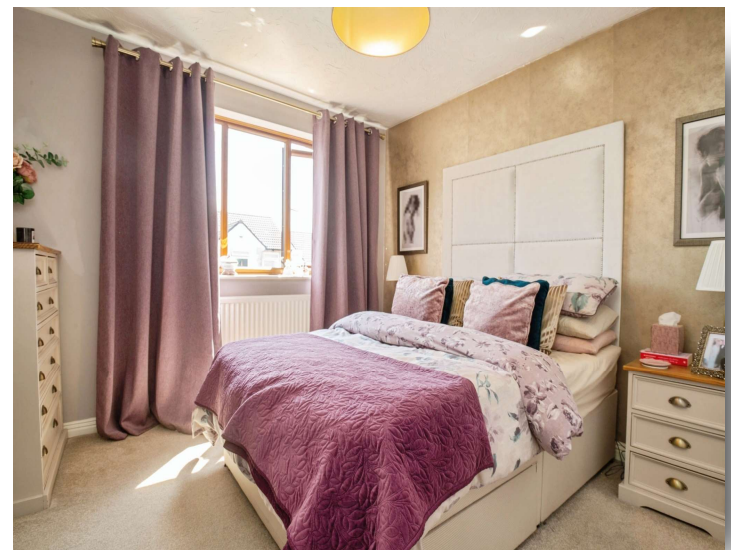


Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Barnfield Close,
Pontprennau Cardiff

- Detached Family Home
- Three Bedrooms
- Master Bedroom with En-Suite
- Two Reception Rooms
- Fitted Kitchen/Diner
- Family Bathroom
- Front and Rear Gardens
- Driveway Providing Off Street Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£375,000



view this property online allenandharris.co.uk/Property/ROA113932



Property Ref:
ROA113932 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk