



Foxberry Close, Pontprennau Cardiff CF23 8NR

welcome to

Foxberry Close, Pontprennau Cardiff

NO ONWARD CHAIN! A THREE BEDROOM SEMI 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, gas central heating and off street parking. Viewing Highly Recommended!

Ground Floor

Entrance

Via a composite front door into:

Hall

Stairs rising to first floor, radiator, engineered wooden flooring and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, heated towel rail, tiled flooring and double glazed window to side aspect.

Lounge

12' 1" x 12' 1" (3.68m x 3.68m)

Double glazed window to front aspect, radiator and engineered wooden flooring.

Dining Area

16' 8" x 7' 2" (5.08m x 2.18m)

Double glazed windows to front and side aspect, engineered wooden flooring, spotlights, radiator and opens to:

Kitchen Area

15' 9" x 10' 10" (4.80m x 3.30m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob, electric oven and microwave, integrated dishwasher and fridge/freezer, upright radiator, engineered wooden flooring, spotlights, built in understairs storage, double glazed window to rear aspect, double glazed French doors providing access to rear garden and door providing access to:

Utility Room

7' 2" x 5' 3" (2.18m x 1.60m)

Double glazed window to rear aspect, spaces for washing machine and dryer, extractor fan and engineered wooden flooring.

First Floor

Landing

Double glazed window to side aspect, loft hatch, airing cupboard housing combi boiler and doors providing access to:

Bedroom One

11' 9" x 8' 10" (3.58m x 2.69m)

Double glazed window to front aspect and radiator.

Bedroom Two

11' 6" x 8' 10" (3.51m x 2.69m)

Double glazed window to rear aspect and radiator.

Bedroom Three

7' 10" x 6' 3" (2.39m x 1.91m)

Double glazed window to rear aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, heated towel rail, tiled flooring and double glazed window to front aspect.

Outside

Front Garden

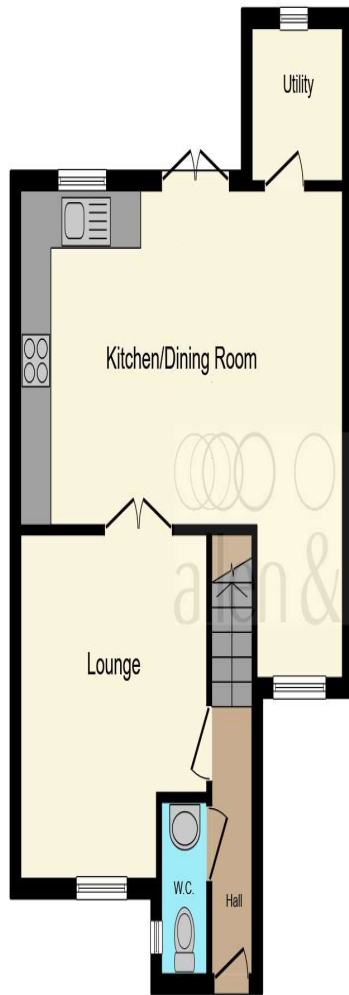
Area laid to lawn with step up to front entrance.

Rear Garden

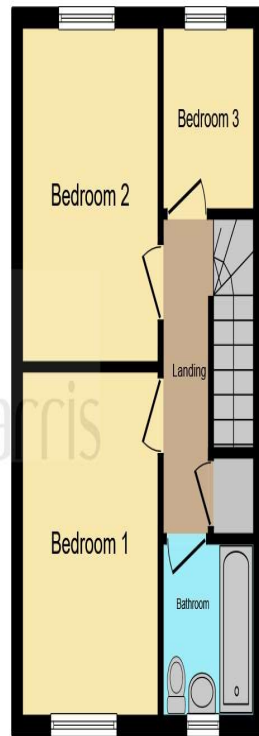
Enclosed with paved patio area, stairs rising up to area laid to lawn, outside tap, wooden shed to remain and gated side access.

Off Street Parking

Driveway to side.

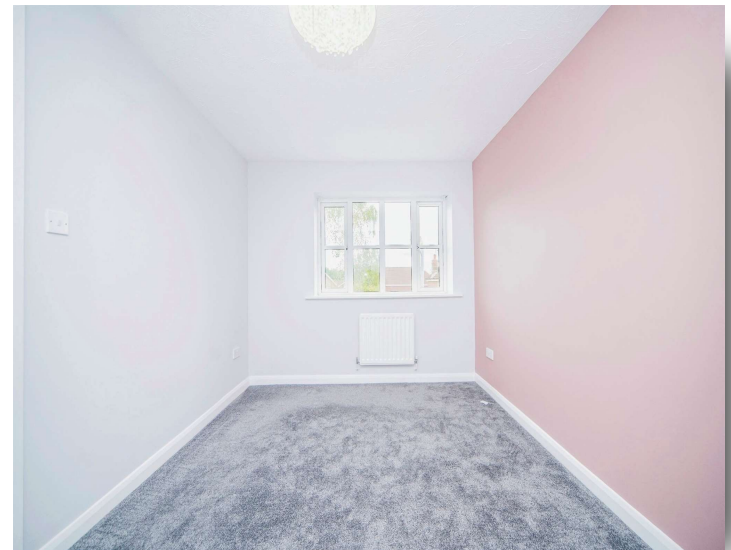


Ground Floor



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
Foxberry Close,
Pontprennau Cardiff

- Semi Detached Family Home
- Three Bedrooms
- Lounge and Downstairs WC
- Dining Area and Fitted Kitchen Area
- Family Bathroom
- Front and Rear Gardens
- Driveway Providing Off Street Parking

Tenure: Freehold EPC Rating: C

offers in excess of

£325,000



view this property online allenandharris.co.uk/Property/ROA113173



Property Ref:
ROA113173 - 0002

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