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MR HOMES
SALES & LETTINGS



Clos Nant Mwlan,
Pontprennau,
Cardiff CF23 8NA

Guide Price £375,000
Freehold

Clos Nant Mwlan

Pontprennau, Cardiff, CF23 8NA

Overview

- NO CHAIN!!! CORNER PLOT
- SPACIOUS 4-BED DETACHED FAMILY HOME
- 3x RECEPTION ROOMS
- LARGE CONSERVATORY
- RE-FITTED KITCHEN with NEFF COOKING APPLIANCES
- UTILITY & CLOAKROOM/ W.C
- MASTER BEDROOM with EN-SUITE
- DOUBLE DRIVEWAY
- ENCLOSED REAR GARDEN
- PRIVATE DRIVEWAY



NO CHAIN!!! CORNER PLOT
4-BED DETACHED FAMILY HOME - EASY ACCESS TO THE M4 & A48 - 3x RECEPTION ROOMS - LARGE CONSERVATORY - RE-FITTED & MODERN KITCHEN - UTILITY ROOM & CLOAKROOM/ W.C - MASTER BEDROOM with EN-SUITE - ATTIC IS INSULATED & FULLY BOARDED - DOUBLE DRIVEWAY - ENCLOSED REAR GARDEN with SIDE STORAGE - FREEHOLD.



MR HOMES Offer **FOR SALE** with No Ongoing Chain, this Fantastic 4-Bedroom Spacious Family Home, comprising in brief; Porch Entrance, Hallway, Lounge, Dining Room (previously garage), Sitting Room/ 3rd Reception, Kitchen, Utility Room, Cloakroom/ Downstairs W.c, Staircase to 1st Floor Landing, Master Bedroom with En-Suite, Bedrooms 2, 3, 4 & a Family Bathroom Suite. The Attic is Insulated & Boarded with Access from Bedroom 4. Private Double Driveway to Front & an Enclosed Rear Garden with a Side Storage Enclosure. uPVC Double Glazing Windows & Gas Central Heating powered by a BAXI C/h Boiler.

EPC Rating = D.

Council Tax Band = F.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Porch - 6' 3" x 4' 0" (1.90m x 1.22m)

Hallway - 13' 8" x 2' 10" (4.16m x 0.86m)

Living Room - 17' 10" x 12' 2" (5.43m x 3.71m)

Sitting Room - 10' 8" x 8' 10" (3.25m x 2.69m)

Dining Room (Previously Garage) - 17' 6" x 7' 7" (5.33m x 2.31m)

Kitchen - 11' 3" x 10' 7" (3.43m x 3.22m)

Utility Room - 5' 11" x 4' 9" (1.80m x 1.45m)

Cloakroom/ Downstairs W.c - 5' 7" x 2' 11" (1.70m x 0.89m)

Conservatory - 19' 7" x 9' 4" (5.96m x 2.84m)

Landing - 15' 8" x 6' 2" (4.77m x 1.88m)

Master Bedroom - 15' 5" max x 13' 1" (4.70m x 3.98m)

En-Suite - 6' 8" x 5' 2" (2.03m x 1.57m)

Bedroom 2 - 11' 11" x 7' 11" (3.63m x 2.41m)

Bedroom 3 - 10' 8" x 10' 4" max (3.25m x 3.15m)

Bedroom 4 - 9' 0" x 7' 4" (2.74m x 2.23m)

Hatch to Attic via Fold Down Wooden Ladders

Family Bathroom - 6' 6" x 6' 3" (1.98m x 1.90m)

Attic - 23' 11" x 22' 10" (7.28m x 6.95m)

Reduced Headroom to Sides Due to Sloping Roof

Outside Front & Side - Mature Bushes & Shrubby Bordering.

Outside Storage - 12' 9" x 2' 10" (3.88m x 0.86m)


Outside Front & Side - Mature Bushes & Shrubs Bordering.

Rear Garden Enclosed

Private Double Driveway



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Approximate total area⁽¹⁾

2010.86 ft²
186.81 m²

Reduced headroom

346.72 ft²
32.21 m²



(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

CARDIFF WEST

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