







## 25 Clos Nant Mwan

Pontprennau, Cardiff

Council Tax: F; Tenure: Freehold; EPC D63

- 4 BEDROOM DETACHED FAMILY HOME
- NO ONWARD CHAIN SO QUICKER COMPLETION
- SOUGHT AFTER CUL DE SAC LOCATION
- 3 SEPARATE RECEPTION ROOMS
- KITCHEN - IDEALLY IN NEED OF REPLACEMENT
- ENCLOSED LEVEL REAR GARDEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- DOUBLE WIDTH CAR HARDSTAND
- EPC RATING OF D63

**\*\*WELCOME HOME TO THIS SPACIOUS 4-BEDROOM DETACHED FAMILY HOUSE IN A SOUGHT-AFTER CUL-DE-SAC!\*\***

A versatile detached home with three separate reception rooms, perfect for family gatherings or cosy nights in. The kitchen, although ideally in need of replacement, offers a warm and inviting space for culinary creations.

There are 4 bedrooms, one en-suite, plus there is a family bathroom/WC.

With an enclosed level rear garden, you have the perfect spot for outdoor relaxation and entertaining guests. Say goodbye to chilly nights with gas central heating and enjoy natural light streaming through the double-glazed windows. There is side by side space for two vehicles to the front.

Located in a sought-after cul-de-sac, this property offers a peaceful retreat from the hustle and bustle of daily life. With no onward chain, the







### **Entrance Hallway**

With doors leading off to all ground floor rooms.

### **Cloakroom/WC**

With a close coupled WC, wash basin and obscure glazed window

### **Lounge**

13' 0" x 11' 6" (3.97m x 3.50m)

With a laminate flooring, radiator, patio door and window to garden.

### **Dining Room**

11' 11" x 9' 2" (3.62m x 2.80m)

Radiator, and dimensions taken into the bay window.

### **Study**

12' 2" x 7' 6" (3.70m x 2.29m)

Cupboard housing the gas boiler. Handy under stair storage cupboard, radiator and window to the front.

### **Kitchen**

11' 9" x 8' 8" (3.58m x 2.63m)

Fitted with a range of base and wall units with work surfaces over which are in need of replacement. Stairs to first floor.

### **Landing**

With obscure window allowing natural light and with doors to the bedrooms and bathroom.

### **Bedroom One**

11' 8" x 9' 5" (3.55m x 2.88m)

Laminate flooring, radiator, window to the front, double wardrobe and door to ensuite.

### **En-Suite**

Close coupled WC, pedestal wash basin and shower cubicle. Laminate flooring.





### **Bedroom Two**

9' 5" x 9' 0" (2.87m x 2.74m)

A double bedroom with a single wardrobe, radiator and front window.

### **Bedroom Three**

9' 4" x 8' 10" (2.84m x 2.69m)

With a laminate flooring, radiator and window overlooking the garden

### **Bedroom Four**

10' 9" x 6' 6" (3.27m x 1.98m)

Radiator and window overlooking the garden

### **Family Bathroom WC**

With a close coupled WC, pedestal wash basin and panelled bath. Laminate flooring.

### **Rear Garden**

An excellent size family garden with areas of patio, lawn and enclosed by well maintained fencing.

### **DRIVEWAY**

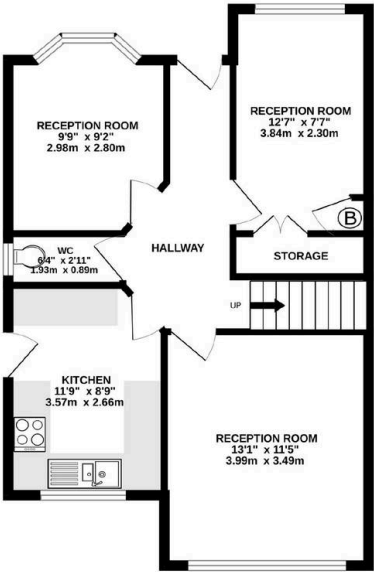
2 Parking Spaces

Space for two cars to the front of the property and side access leads to the rear garden.

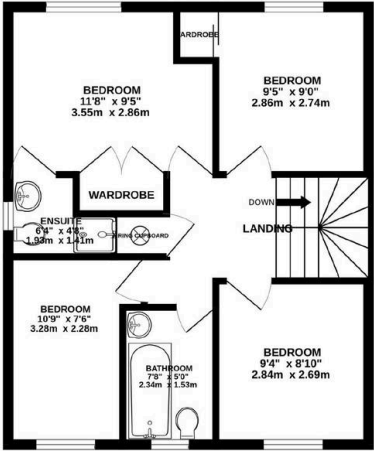




GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



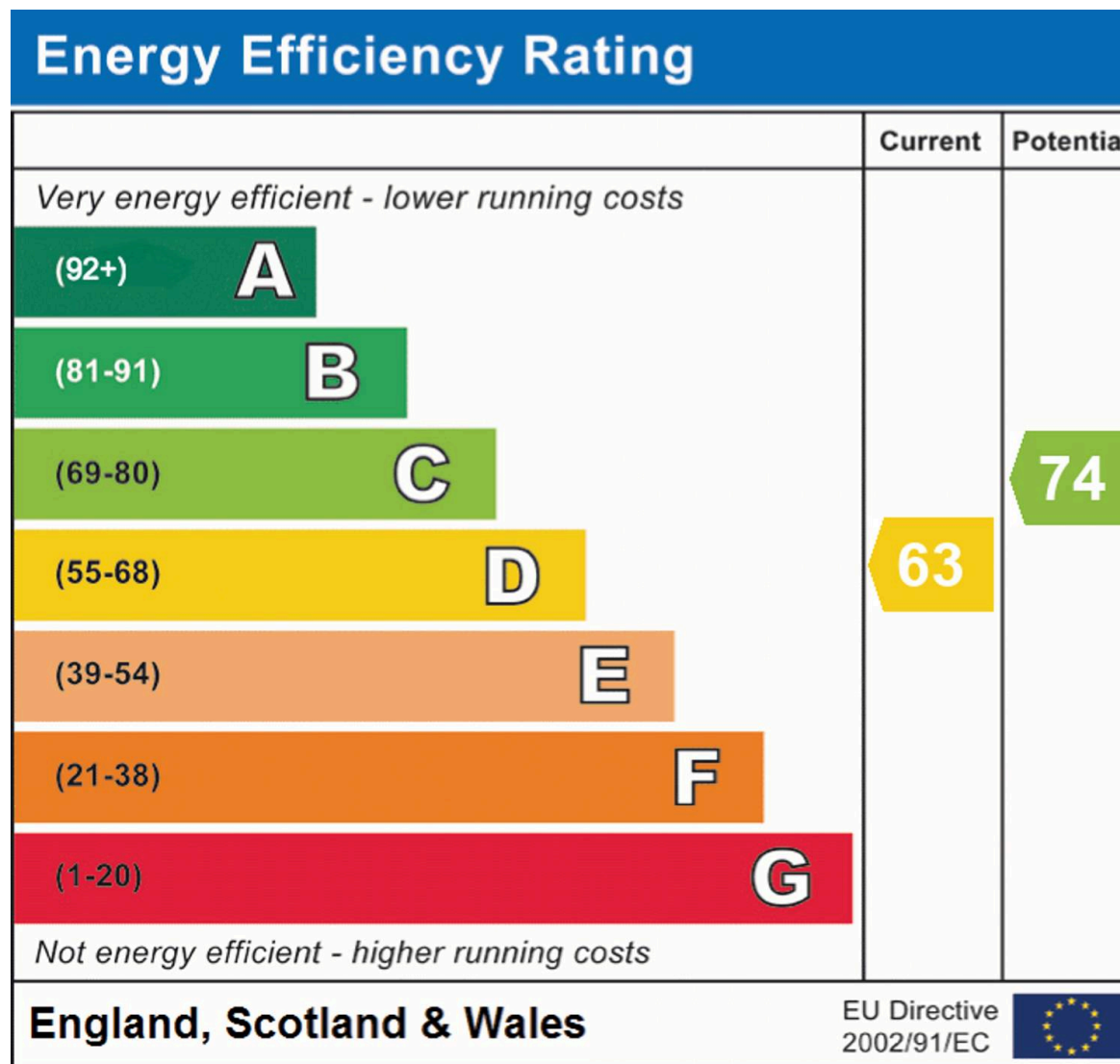
1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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