



£350,000 Freehold

Clos Gwy | Cardiff | CF23 8LH

Hern &  
Crabtree

No Onward Chain! Welcome to this immaculate three-bedroom detached house located in the desirable area of Clos Gwy, Pontprennau. The current owners have completely overhauled the property over the last few years to create a light and modern family home.

The property briefly comprises: Entrance hall, cloakroom, living room with French doors to the rear garden, a contemporary fitted kitchen and broken-plan dining and sitting room. On the first floor are three bedrooms, a family bathroom and an ensuite to the primary bedroom. Outside, you'll find off-street parking to the front and a landscaped pretty rear garden.

Pontprennau is a large suburb placed northeast of Cardiff and offers a variety of amenities, schools, larger grocery and department stores including Cardiff Gate. Green spaces include Llanishen Reservoir, Pontprennau Woods, Cardiff Golf Club and walks out towards Cefn Mably are close by. The M4 is in easy reach along with the A48 into the city centre.



### Entrance

Entered via a double glazed composite door to the front into the hallway.

### Hallway

Stairs to the first floor. Luxury vinyl flooring. Door to the cloak room. Radiator.

### Cloak Room

WC. Wash basin. Radiator. Double glazed obscure window to front. Continuation of luxury vinyl flooring.

### Living Room 9'10" x 19'7" max

Double glazed window to the side and double glazed french doors to the rear garden with matching windows. Two radiators. Door kitchen.

### Kitchen 16' x 8'

Door leading into the kitchen from the living room and a squared-off archway to the dining room/sitting room and a double glazed door to the rear garden and window to the rear. Selection of wall and base units with complimentary work tops over. One bowl stainless steel sink and drainer. Plumbed for washing machine. Integrated oven. Four ring gas hob with stainless steel splash back and cooker hood fitted over. Space for fridge freezer. Radiator. Luxury vinyl flooring. Concealed 'Baxi' combination boiler.

### Dining/Sitting Room 15'11" x 8'

Double glazed window to the front. Radiator.

### First Floor

Stairs rise from the entrance hall with wooden handrails and spindles.

### Landing

Loft access hatch. Radiator. Door leading off to:

### Bedroom One 11'6" x 8'4"

Double glazed window to the rear. Radiator. Fitted mirrored sliding wardrobes. Door to ensuite.

### Ensuite

Shower quadrant with recess

plumbed shower. WC. Wash hand basin. Heated towel rail. Double glazed obscure window to the side.

### Bedroom Two 11'6" x 8'

Double glazed window to the rear. Radiator. Fitted sliding mirrored wardrobe.

### Bedroom Three 8'6" x 9'3"

Double glazed window to the front. Radiator. Built-in cupboard.

### Bathroom 6' x 6'5" max

Double glazed obscure window to the front. WC. Wash hand basin. Bath with a shower off the mixer taps. Heated towel rail. Part tiled wall.

### Outside



### Front

Tarmac driving providing off street parking for at least 2 vehicles. Pathway, lawn, mature hedge and flower borders. Gated access the rear garden. Outside light and cold water tap.

### Rear Garden

Enclosed rear garden with stone paved patio, lawn, mature shrubs, trees and flower borders. Side access to the front of the property.

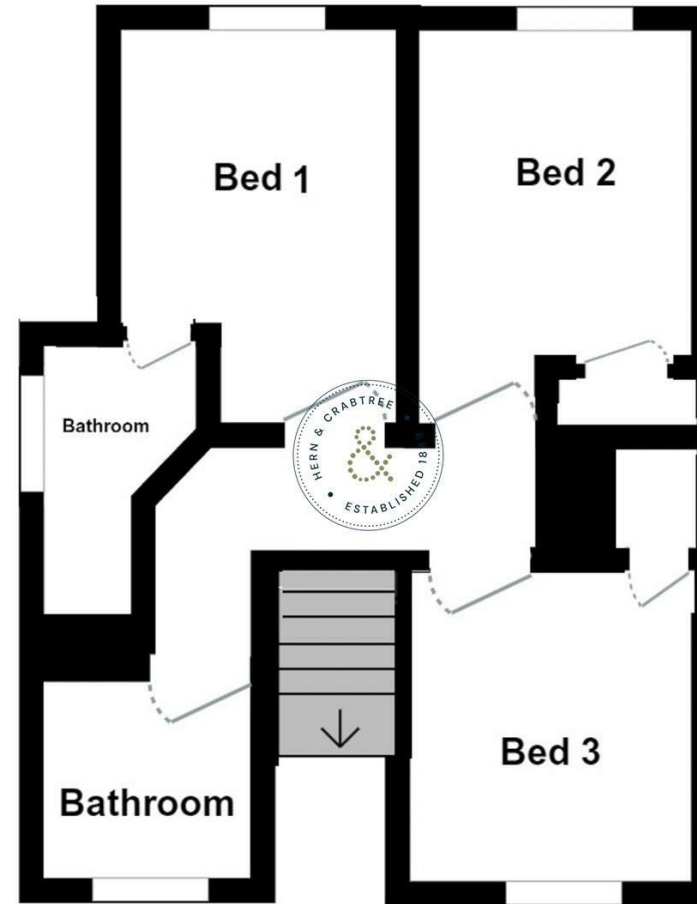
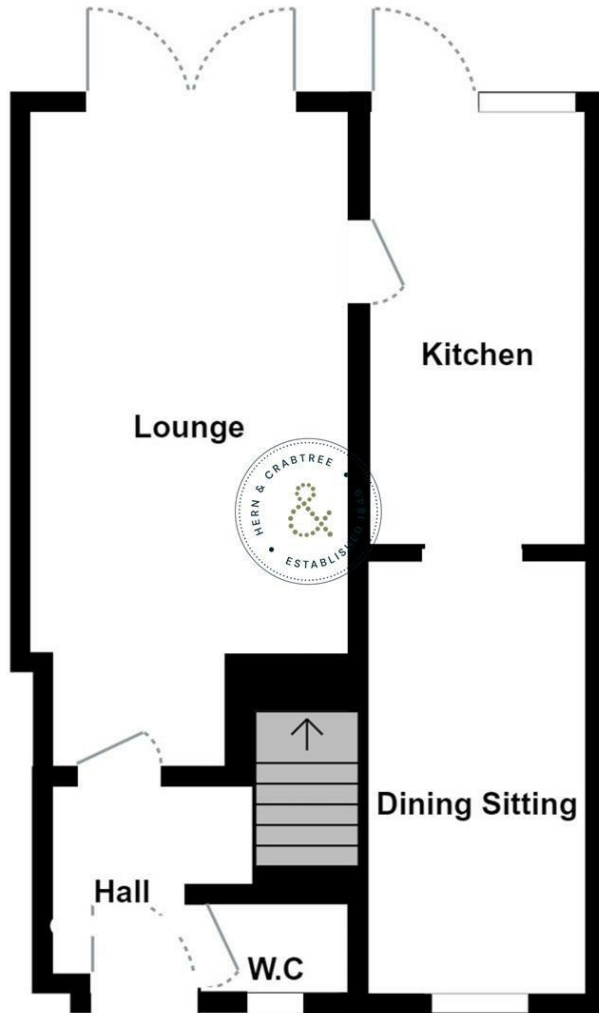
### Additional Information

We have been advised by the vendor that the property is Freehold .

EPC - To follow

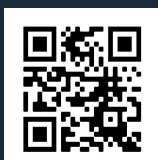
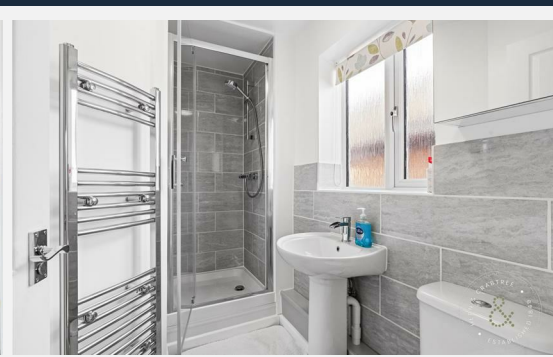
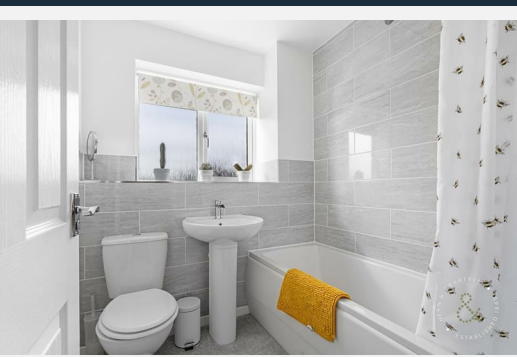
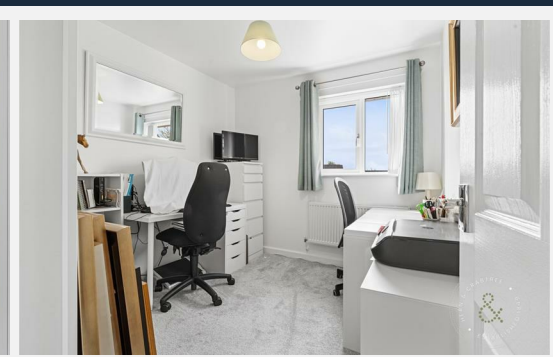
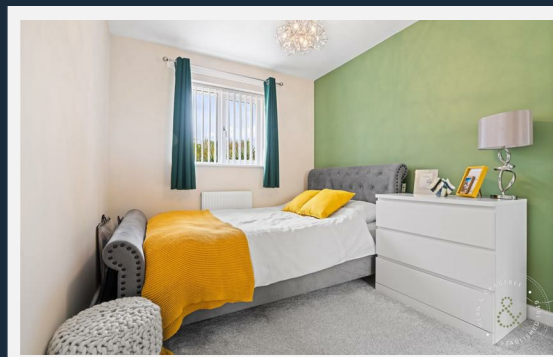
Council Tax Band - E





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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