



£250,000 Freehold

Amberley Close | Cardiff | CF23 8AY

Hern & Crabtree

Welcome to this charming semi-detached house located in the desirable area of Amberley Close, Pontprennau, Cardiff. Situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of city life while still being conveniently located near local amenities. Whether you're looking for a starter home, a cosy downsizing option, or a solid investment opportunity, this property has the potential to meet your needs.

This lovely property briefly comprises an entrance hall and open plan lounge diner along with kitchen to the ground floor. To the first floor there are two double bedrooms and a shower room. The property also benefits from an enclosed, landscaped rear garden and there is off street parking to the front for two.

Don't miss out on the chance to own a fantastic home in this well-established neighbourhood. Book a viewing today and envision the possibilities that this lovely home has to offer.



### Entrance

Storm porch to the front with stone tiles, into hallway via a double glazed composite door.

### Hallway

Stairs up to the first floor, laminate floor, radiator.

### Lounge Diner 11'9 x 16'10

Double glazed window to the front, door to kitchen, radiator, laminate floor.

### Kitchen 11'9 x 7'9

Double glazed window to the rear, double obscure glazed door to the garden. Wall and base units with wood work tops over. 1.5 bowl ceramic sink

and drainer with a spray mixer tap. Plumbing for washing machine, space for a slimline dishwasher. Four ring electric hob, splash back, cooker hood fitted over. Integrated oven. Space for further appliance such as tumble dryer. Integrated fridge freezer. Tiled floor, radiator.

### First Floor

Stairs rise up from the entrance hall with wooden hand rail.

### Landing

Loft access hatch to a part boarded loft, pull down ladder, doors to:

### Bedroom One 11'6 x 8'9 expanding to 11'9

Double glazed windows to the front, recess for wardrobe, radiator.

### Bedroom Two 6'9 x 10'11

Double glazed windows to the rear, radiator, built-in wardrobe.

### Shower Room 4'7 x 7'11

Double obscure glazed window to the rear. Double shower quadrant with plumbed shower, WC, wash basin and vanity. Heated towel rail, tiled floor.

### External

#### Front

Block paved driveway offering parking

for two vehicles. Gate to the rear garden. Electric car charging point.

### Rear Garden

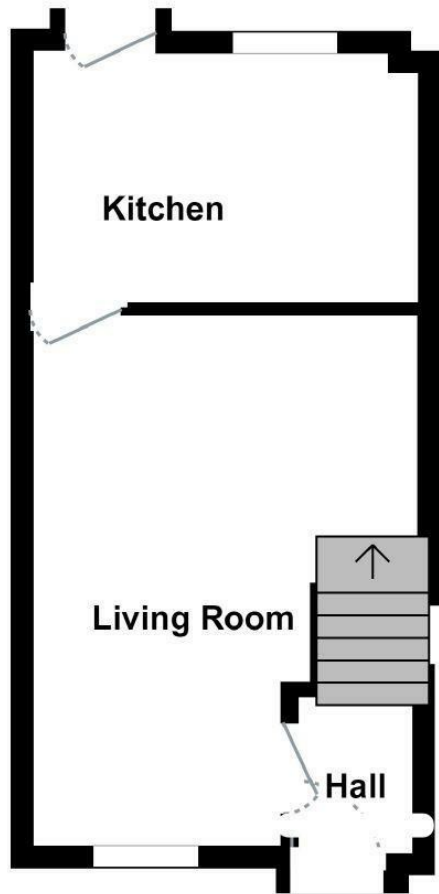
Enclosed garden with paved patio, lawn, further decked sitting area to the end of the garden. Timber shed, outside cold water tap. Side path with a gate leading to the front.

### Additional Information

We have been advised by the vendor that the property is Freehold. EPC - C Council Tax Band - D

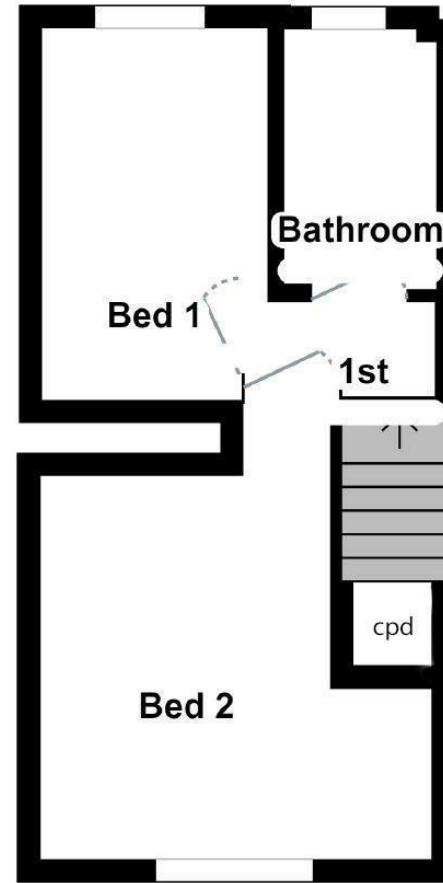






For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

1st Floor

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>                          |  |                         | 87        |
| (81-91) <b>B</b>                            |  | 72                      |           |
| (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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