



£250,000 Freehold

Clos Cwm Creunant | Cardiff | CF23 8LA

Hern
Crabtree

Being sold with no onward chain and nestled in the charming Clos Cwm Creunant of Pontprennau, Cardiff, this immaculately presented end terrace house is a true gem waiting to be discovered. Boasting a cosy reception room, two inviting bedrooms, and a modern bathroom, this property is perfect for those seeking comfort and style.

The newly fitted kitchen offers a delightful space to whip up culinary delights. The entire house is nicely decorated to a high standard, exuding a warm and welcoming atmosphere that is sure to make you feel right at home.

Situated at the end of a peaceful cul-de-sac, this property offers an allocated off-road parking space, ensuring that parking will never be a hassle. The popular location adds to the appeal of this lovely home, making it ideal for first-time buyers looking to step onto the property ladder or for those looking to downsize to a more manageable space. Walkable distance to the popular supermarkets, Lidl, Waitrose, and Aldi. Also in close proximity to the retail park at Cardiff and Pontprennau. Fantastic transport links to the A48 and M4. Nearby bus stop. Pontprennau Primary School and Doctors Surgery are also within walking distance.

If you're in search of a property that combines comfort, style, and convenience, this end terrace house is a must-see. Don't miss out on the opportunity to make this charming property your own - book a viewing today and let its undeniable charm win you over.



Entrance

Entered via a composite door with two double glazed obscure vertical windows.

Hallway

Radiator. Laminate flooring.

Kitchen 7'10" x 7'9"

Double glazed windows to the front. A selection of wall and base units with work tops over. Stainless steel sink and drainer. Cupboard housing combination boiler. Plumbing and

space for washing machine. Space for fridge. Built in four ring electric hob. Built-in electric oven and grill. Laminate flooring.

Living Room 17'3" x 11'8"

Double glazed patio doors to the rear. Laminate flooring. Two radiators. Stairs to the first floor.

First Floor

Carpeted stairs lead from the living room to the first floor with banister.

Landing

Access hatch to the loft.

Bedroom One 12'2" x 9'10"

Double glazed windows to the rear. Radiator. Built-in wardrobe.

Bedroom Two 6'6" x 10'5"

Double glazed windows to the front. Radiator. Built-in wardrobe.

Bathroom 4'11" x 7'6"

Double glazed obscure window to the rear. Tiled splash back around the bath. Bath and



integrated shower. WC. Sink.
Laminate flooring. Heated towel rail.

Outside

Rear Garden

Wooden fencing and brick walling.
Mainly laid to lawn with paved areas.
The side of the house is gravelled and paved with a gate giving access to the front of the property.

Front

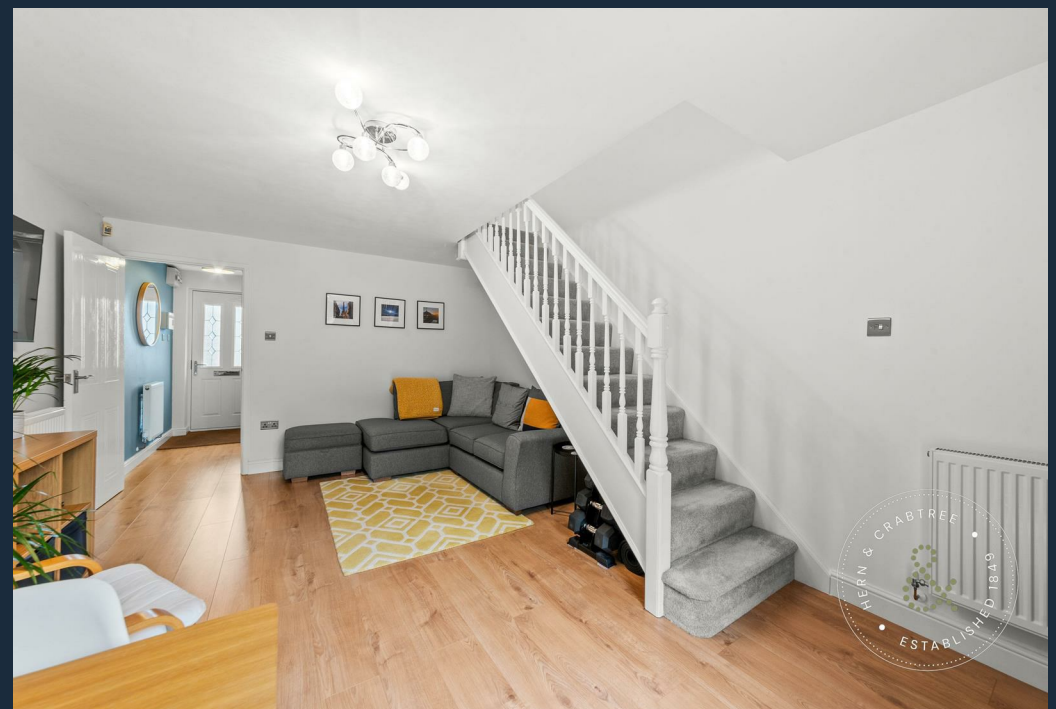
Front garden with parking space.

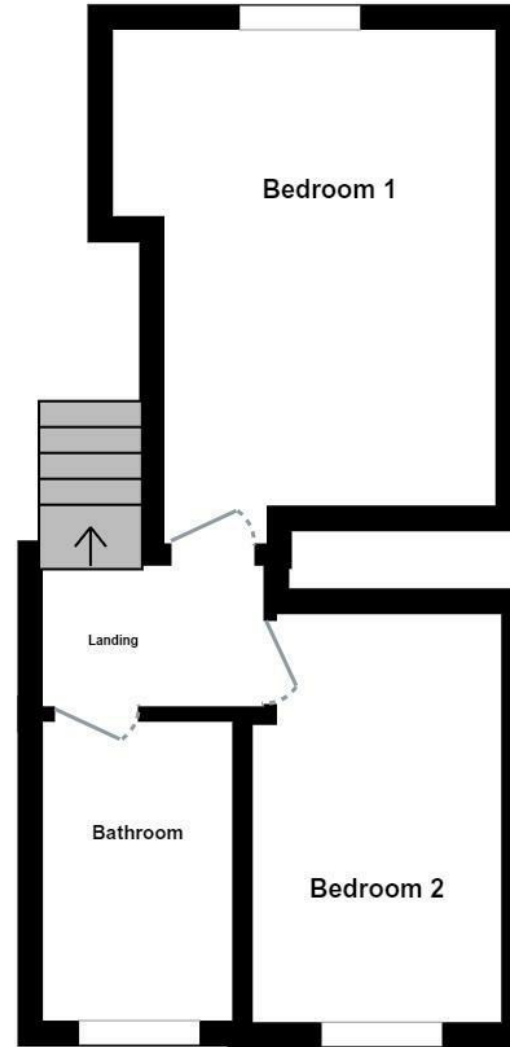
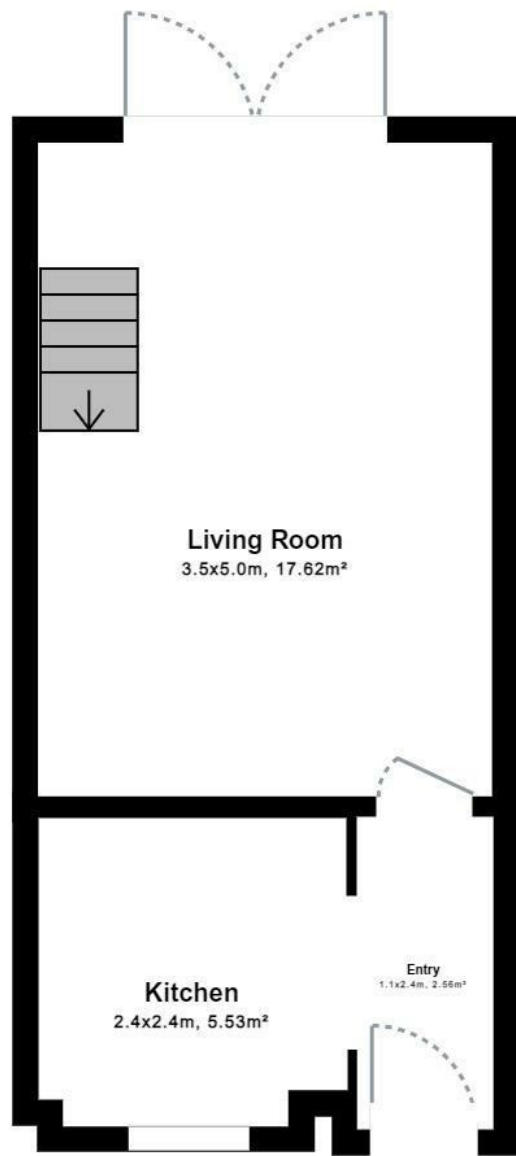
Additional Information

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

Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey

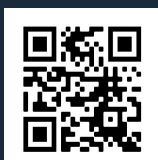
exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.





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) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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