

# Ireton Close

PONTRENNAU, CARDIFF, CF23 8LQ

**GUIDE PRICE £285,000**

**Hern &  
Crabtree**





# Ireton Close

Tucked away in a peaceful cul-de-sac in the desirable area of Pontprennau, this charming three-bedroom semi-detached property offers a wonderful opportunity for families or first-time buyers looking for a comfortable and convenient home. Conveniently located close to local amenities, this home is also within walking distance of Pontprennau Primary School, making it a great choice for growing families. Excellent transport links to Cardiff city centre and beyond ensure that you are well-connected, while the tranquil setting of the cul-de-sac offers a peaceful retreat from the hustle and bustle and is close to walks.

The property features an entrance hall, an inviting living room, creating a warm and welcoming atmosphere, kitchen and separate dining room perfect for family meals and opens out onto the private rear garden, ideal for outdoor entertaining or relaxation. There is new engineered wooden flooring throughout ground floor. Upstairs, there are three well-proportioned bedrooms, with the master benefiting from ample storage space, along with a stylish family bathroom. The property also benefits from a new boiler installed 2021 with seven years left on the warranty. Externally, the property boasts a neatly presented front garden and driveway, offering off-street parking. The enclosed rear garden is a fantastic space for children to play or for hosting gatherings with family and friends.

This delightful home is sure to attract strong interest, so early viewing is recommended to avoid disappointment.

- Lovely semi detached home
- Cul de sac location
- Walking distance to Pontprennau Primary School
- Off street parking driveway
- Council Tax Band - E
- Three bedrooms
- Close to amenities and bus links
- Enclosed rear garden
- EPC - D



**687.00 sq ft**

### Entrance Hall

Entered via a composite door with double obscure glazed panel. Radiator, stairs to the first floor. Doors to:

### Living Room

14'10 x 14'9 max

Double glazed window to the front, archway to the dining room. Wood laminate flooring. Radiator.

### Dining Room

8'6 x 10'1

Double glazed sliding patio doors to the rear, wood laminate flooring, archway from the living room. Radiator.

### Kitchen

10'8 x 6'0

Double glazed windows to the rear. Wall and base units with wood work tops over. Integrated 'AEG' four ring induction hob. Integrated 'AEG' oven and grill, tiled splash back, 1.5 bowl stainless steel sink and drainer. Tiled floor. Cupboard housing the combination boiler. Space and plumbing for washing machine, space for an American style fridge freezer. Radiator.

### First Floor

Stairs rise up from the entrance hall.

### Landing

Banister, loft access hatch, doors to:

### Bedroom One

11'5 x 9'2

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

### Bedroom Two

9'7 x 7'4

Double glazed window to the rear, radiator.

### Bedroom Three

8'3 x 7'2

Double glazed windows to the rear, radiator.

### Bathroom

6'5 x 6'1

Double obscure glazed window to the side. Bath with tiled

wall, 'Triton' power shower over. WC, wash hand basin, heated towel rail, tiled floor.

### External

#### Front

Lawn, driveway providing off street parking. Paved path to the front door. Low rise hedge.

#### Rear Garden

Enclosed rear garden with timber fencing, paved sitting area, path to the side with gate access to the front, Timber storage shed, mature flowerbeds. External cold water tap.

### Additional Information

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

EPC - D

Council Tax Band - E

### Disclaimer

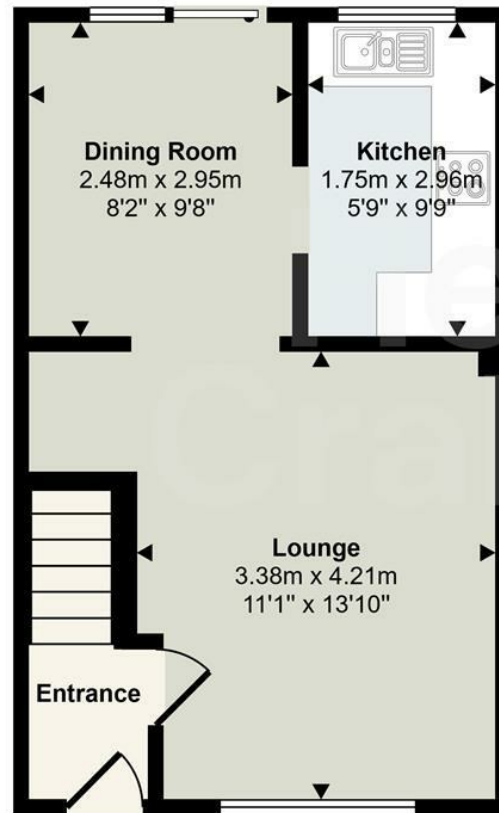
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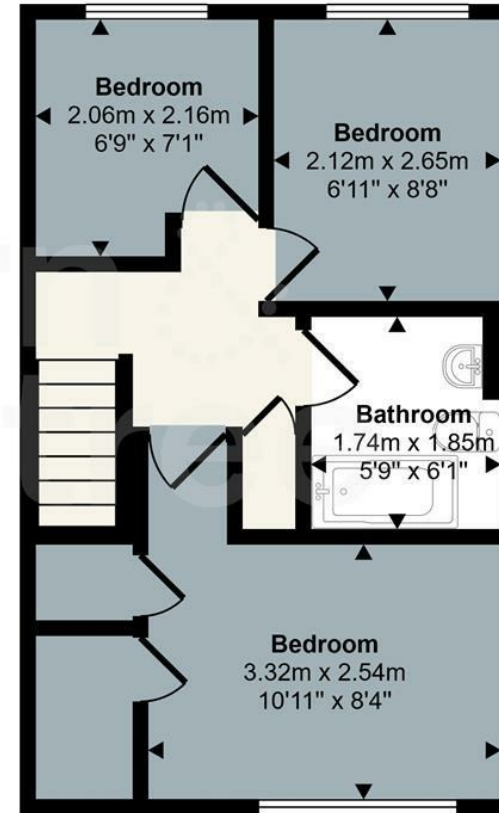




Approx Gross Internal Area  
64 sq m / 687 sq ft



Ground Floor  
Approx 32 sq m / 345 sq ft



First Floor  
Approx 32 sq m / 342 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>86</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>	<b>63</b>	<b>63</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Good old-fashioned service with a modern way of thinking.



