

Clos Alyn

PONTPRENNAU, CARDIFF, CF23 8LB

ASKING PRICE £350,000

**Hern &
Crabtree**



Clos Alyn

This charming four-bedroom property is situated in the sought-after location of Clos Alyn, Pontprennau, offering a peaceful cul-de-sac setting perfect for family living. The home boasts a spacious and practical layout, starting with a ground floor WC and a welcoming reception room. The heart of the home is the family room, which combines a modern kitchen, dining area, and a cosy sitting space — ideal for both relaxing and entertaining.

On the first floor, you'll find three bedrooms, complemented by a family bathroom. The loft has been converted to create a spacious fourth bedroom, providing flexible living options. The property also benefits from an en-suite, which, while in need of some updating, is fully plumbed and ready to be revitalized.

Externally, the home features a driveway providing off-road parking and is nestled in a quiet cul-de-sac, ensuring privacy and peace.

The location is superb, with excellent local amenities close by, including shops, schools, and recreational facilities. Pontprennau itself is well-connected by road to Cardiff city centre, offering easy access to the M4 and public transport links, making this home ideal for both family living and commuting.

This property is an excellent opportunity for those looking for a spacious, versatile home in a desirable neighbourhood.



1309.00 sq ft

Entrance Hall

Entered via a composite door with obscure glazed panel. Wood laminate flooring. Radiator. Doors to:

WC

5'4 x 2'11

Double obscure glazed window to the rear. WC, wash hand basin, laminate flooring.

Living Room

15'8 x 14'9

Coved ceiling, double glazed windows to the front, wood laminate flooring. Radiator. Stairs to the first floor, under stair storage area.

Kitchen Diner

23'7 x 16'6

Two sets of double glazed patio doors leading out to the rear garden. Double glazed windows to the rear. Kitchen is fitted with wall and base units with laminate work tops over, stainless steel sink and drainer, tiled splash back. Integrated four ring gas hob. Integrated oven and grill. Space and plumbing for dishwasher and washing machine. Radiator. Wood laminate flooring.

First Floor

Banister, double glazed window to the front. Doors to:

Bedroom One

11'5 x 8'6

Double glazed window to the front, radiator, built-in cupboard.

Bedroom Two

8'1 x 11'10

Double glazed window to the rear, radiator, two built-in cupboards.

Bedroom Three

6'4 x 9'1

Double glazed window to the rear, radiator.

Bathroom

4'7 x 6'1

Double obscure glazed window to the front. WC, wash hand basin, bath with integrated shower. Tiled walls, tiled floor.

Second Floor

Loft Room

10'3 max x 15'2 max

Wood laminate flooring. Skylight windows to the front and rear. Maximum head height 6'11. Door to en suite.

En suite

4'11 x 5'6

Double glazed skylight window to the front. Walk-in shower, heated towel rail, WC, wash hand basin, laminate flooring. Tiled walls.

External

Front

Off street parking driveway for several vehicles. Lawn.

Rear Garden

Enclosed rear garden with paved patio area, large outbuilding currently used as a gym with potential for a home office. Lawn, further decked sitting area. Timber fencing. External cold water tap.

Additional Information

We have been advised by the vendor that the property is freehold.
EPC - C

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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) A		85
(81-91) B		
(69-80) C	74	
(55-68) D		
(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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