

The Maltings

PONTPRENNAU, CARDIFF, CF23 8EQ

GUIDE PRICE £325,000

**Hern &
Crabtree**



The Maltings

A well appointed three double bedroom detached family home in the much sought after location of Pontprennau. This beautifully presented three-bedroom detached property offers the perfect blend of comfort, convenience, and location. Near to amenities and great access to public transport as well as having fantastic access to the A48 and M4. This home is also just a short walk from Pontprennau Primary School, making it ideal for families.

The property briefly comprises entrance hall, Kitchen, sitting room and lounge to the ground floor. To the first floor there are three double bedrooms and family bathroom. Outside, the property offers a driveway to for ample off road parking and a low maintenance enclosed rear garden – perfect for children to play or for enjoying those warmer months outdoors.

Whether you're a first-time buyer, a growing family, or someone looking to downsize without compromising on location, this home offers a fantastic opportunity in a desirable Cardiff suburb.

- EPC = C
- Lounge and sitting room
- Popular location
- Great access to A48 and M4
- Three double bedrooms
- Ample off road parking
- Near to amenities



sq ft

Entrance

Storm porch leads into the entrance hall with a double glazed pvc door.

Hallway

Radiator. Coved ceiling. Doors leading to:

Lounge

17'7" max x 12'2" max
Double glazed window to the rear. Double glazed door to the garden. Two radiators. Understairs storage cupboard. Half concealed stair case leading to the first floor.

Sitting Room

7'7" max x 15'4" expanding in max of 18'0"
Double glazed window to the front. Radiator.

Kitchen

12'10" max x 5'7" max
Double glazed window to the side and front. Wall and base units with work tops over. Tiled splash backs. Down lighters. Plumbed for washing machine. Space for dishwasher. Integrated Five ring gas hob with integrated double oven and grill and cooker hood over. One and a half bowl stainless steel sink and drainer and mixer tap. Vinyl flooring.

First Floor

Stair rise up from the lounge with dog leg staircase onto the landing.

Landing

Radiator. Wooden banister. Access to the attic via pull down ladder. The attic is spacious, fully boarded and carpeted for storage. The attic is also home to the 'Worcester 42CDi' Combi boiler.

Bedroom One

8'6" x 12'11"
Double glazed window to the rear. Radiator. Fitted wardrobes and over bed storage.

Bedroom Two

8'1" x 11'8"
Double glazed window to the front. Radiator.

Bedroom Three

9'1" x 8'10"
Double glazed window to the rear. Radiator.

Bathroom

5'8" x 11'3"
Double glazed obscure window to the front. Four piece bathroom suite with separate shower and bath. Enclosed double spacious Bristan shower with plumbed shower, tiled enclosure and glass sliding door. WC. Wash hand basin with base vanity storage. Bath with mixer taps. Wall mounted mirror vanity unit. Extractor fan. Chrome heated towel rail. Vinyl flooring. Roca ceramics.

Loft Room/ Attic

Large loft room accessible by installed ladder, fully boarded and carpeted for vast storage capabilities. The attic is home to the Worcester 42CDi Combi boiler.

Outside

Rear Garden

Enclosed garden with paved patio. Raised border. Out side cold water tap. The large low maintenance garden can be accessed from either side of the house. Both side entrances are large and both can be used for storage if preferred. The garden comprises of a large concrete base wooden shed and a bike enclosures at each end of the shed to store away bikes or other items from the elements.

Front Garden

Large tarmac driveway with off street parking for two to three vehicles. Twin gates leading to the rear of the property.

Broadband

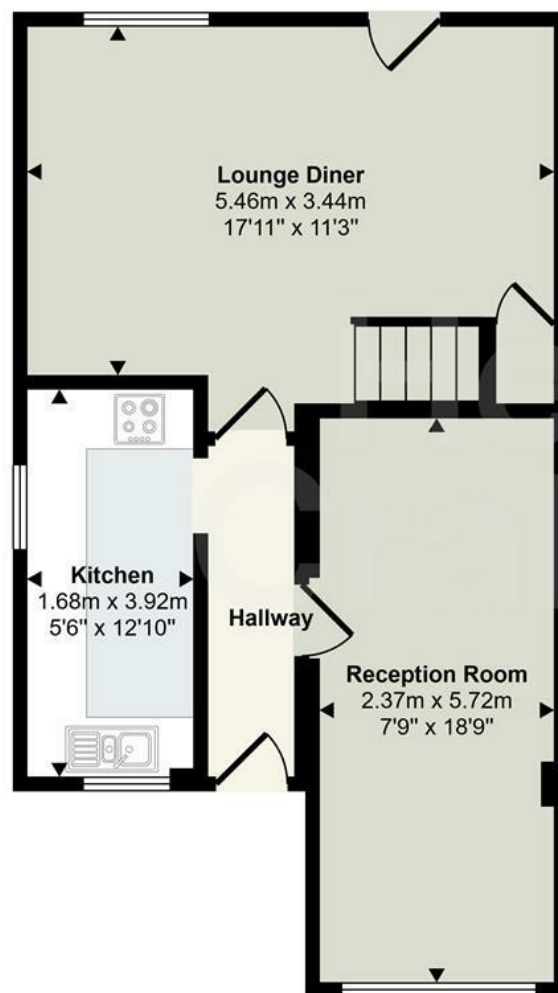
The owners have mentioned that property is available to have the fastest 'Ntlworld' broadband connection if so desired.



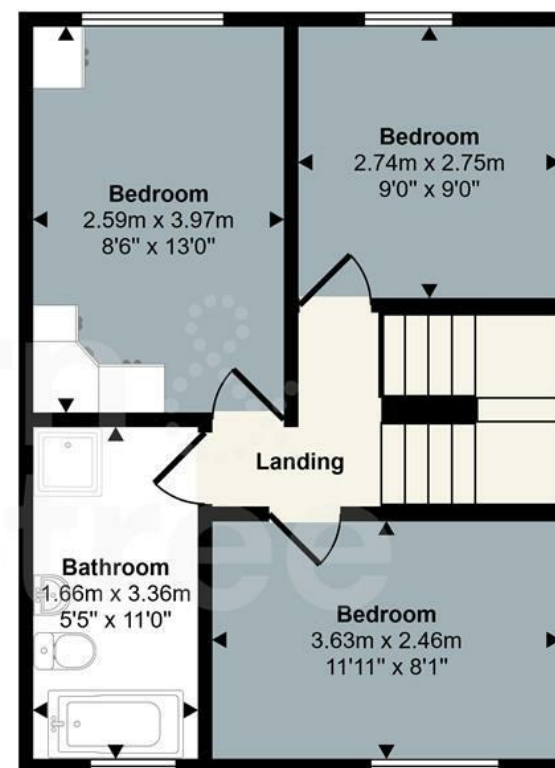




Approx Gross Internal Area
87 sq m / 932 sq ft



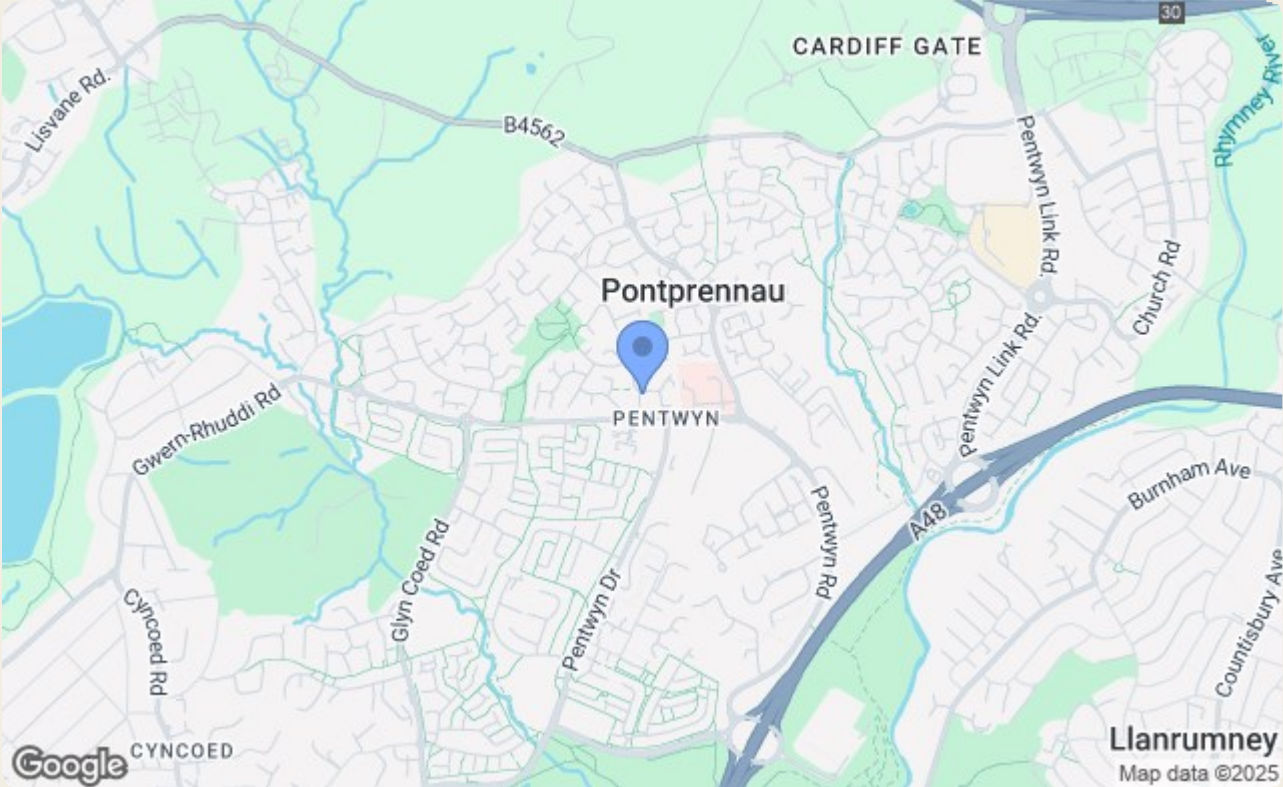
Ground Floor
Approx 46 sq m / 492 sq ft



First Floor
Approx 41 sq m / 440 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.

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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G	1	1
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk

hern-crabtree.co.uk 304 Caerphilly Road, Heath, Cardiff, CF14 4NS



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