

# Pipkin Close

PONTRENNAU, CARDIFF, CF23 8FD

**GUIDE PRICE £185,000**

**Hern &  
Crabtree**



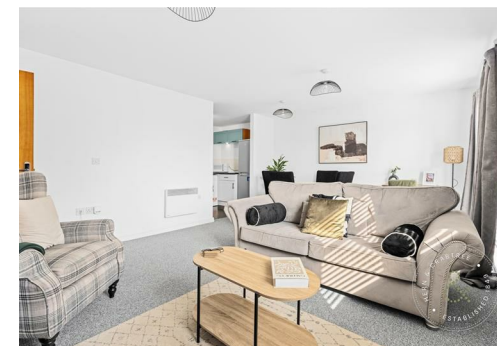


# Pipkin Close

An impressive, purpose-built second floor apartment offering modern, bright and spacious living and offered to the market with no onward chain, ideally suited to first-time buyers, investors, or those seeking a stylish city base.

The well-appointed accommodation briefly comprises a welcoming entrance hall with useful storage and airing cupboard, two generous double bedrooms, and a contemporary open-plan living and dining area. French doors open onto a Juliet balcony, creating a wonderful sense of light and space, while a separate fitted kitchen is conveniently positioned just off the dining area. A sleek family bathroom completes the layout. Further benefits include allocated undercroft parking, providing both security and convenience.

Located in the popular and well-connected area of Pontprennau, residents enjoy excellent local amenities, well-regarded schools, and easy access to the M4, A48, and Cardiff city centre. Nearby retail parks, supermarkets, and green spaces add to the appeal, making Pontprennau a sought-after address for modern living.



**669.00 sq ft**

#### Communal Entrance

#### Second Floor

##### Entrance Hall

Floor matt fitted. Electric radiator. Double glazed window. Entry com phone. Storage cupboard. Airing cupboard. Doors to....

##### Living Room / Diner

17'0" x 12'9"

Double glazed window to front. Double glazed French doors to Juliet balcony. Two electric radiators. Doorway open to Kitchen.

##### Kitchen

10'0" x 6'3"

Double glazed window to rear. Fitted with wall and base units with work tops over. Integrated electric hobs and oven and cooker hood over. Tiled splash back. Sink and drainer. Space and plumbing for washing machine and fridge freezer. Downlights. Vinyl floor. Kickboard electric heater.

##### Bedroom One

12'5" x 8'11"

Double glazed window to front. Electric radiator. Built in wardrobe.

##### Bedroom Two

9'3" x 6'11"

Double glazed window to front. Electric radiator. Built in wardrobe.

##### Bathroom

6'3" x 6'8"

Double glazed obscure window to rear. Bath with plumbed shower over glass screen. W.C. Wash hand basin. Electric towel rail. Vinyl Floor. Part tiled walls. Shaver point. Electric wall heater.

#### Outside

##### Undercroft Parking

Allocated parking space.

#### Tenure and Lease

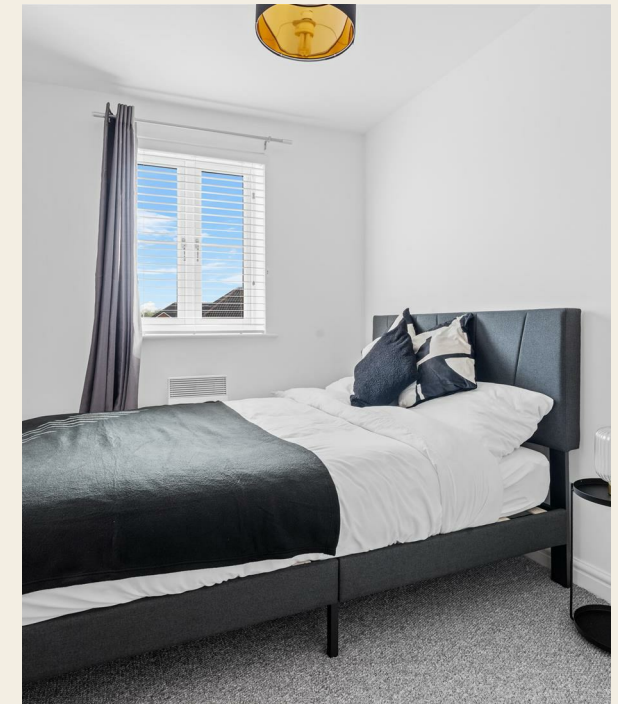
Leasehold - 150 years from 2004 - 129 years remaining ground rent £150

service and maintenance £140 pcm - does not include water rates

These details will need to be verified by your solicitor.

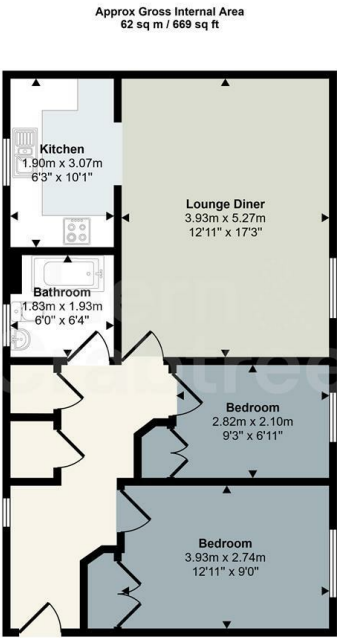
#### Disclaimer

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



Floorplan

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>		
(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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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