

Cranbourne Way

PONTPRENNAU, CARDIFF, CF23 8SL

GUIDE PRICE £465,000

**Hern &
Crabtree**



Cranbourne Way

Tucked away in a quiet cul-de-sac in the ever-popular suburb of Pontprennau, this well-presented four-bedroom detached home offers generous living space, practical layout and excellent access to local amenities — making it an ideal choice for growing families.

Step inside and you're greeted by a welcoming hallway leading to three separate reception rooms — offering flexible spaces for relaxing, entertaining or working from home. The ground floor also features a fitted kitchen, separate utility room, and the added convenience of a downstairs shower room. Upstairs, the home offers four well-proportioned bedrooms, including a main bedroom with its own en suite shower room, and a family bathroom serving the remaining bedrooms.

Outside, a private rear garden provides a mix of lawn and patio — perfect for summer evenings or family play — while a driveway to the front adds easy off-street parking.

Living in Pontprennau, Cardiff

Pontprennau is a well-established residential neighbourhood to the north-east of Cardiff, prized for its community feel, green open spaces and excellent transport links. With easy access to the M4 and A48, it's a popular spot for commuters, while families are drawn to the local schools, parks and nearby retail centres. You'll find supermarkets, cafés, doctors, and leisure options all within a short distance — and Cardiff city centre is just a short drive or bus journey away.

The area offers the best of both worlds: a peaceful suburban lifestyle with the convenience of urban amenities close at hand.



1255.00 sq ft

Entrance Hall

Entered via a double glazed composite door. Stairs to the first floor, wood laminate floor, radiator, under stair storage cupboard and door access to the shower room. Doors lead through to:

Lounge

10'8" x 16'0"

Double glazed window to the front, radiator, french glazed doors to the dining room.

Dining Room

8'2" x 12'1"

Double glazed french doors to the garden, radiator, door to hallway, french doors to the lounge.

Kitchen

8'10" x 10'5"

Double glazed window to the rear. Wall and base units with work tops over, integrated four ring gas hob, integrated double oven and grill, cooker hood, tiled splash back. Sink and drainer with mixer tap. Space for fridge freezer, vinyl floor, radiator, door to utility room.

Utility Room

7'4" x 6'5"

Wood double glazed door to the garden with matching wood window to the rear. Base unit with work top, sink and drainer. Plumbing for washing machine, space for tumble dryer. Door to sitting room. 'Baxi' boiler. Radiator.

Sitting Room

15'9" x 7'10"

Double glazed window to the front, wood laminate flooring. Radiator. Loft access hatch, door to shower room.

Shower Room

Double obscure glazed window to the front. Electric shower in recess, WC, radiator.

Wood laminate flooring, extractor fan, electric consumer board.

First Floor

Stairs rise up from the entrance hall. Dog-leg staircase.

Landing

Loft access hatch, airing cupboard housing hot water tank and linen shelves. Doors to:

Bedroom One

10'10" x 10'6"

Double glazed window to the front, radiator, wood laminate floor, door to en suite.

En suite

Double obscure glazed window to the side. WC, wash basin, shower quadrant with electric shower, part tiled walls, tiled floor.

Bedroom Two

10'5" x 8'0"

Double glazed window to the rear, radiator, built-in wardrobe, laminate flooring.

Bedroom Three

8'11" x 8'3"

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

Bedroom Four

7'6" x 8'3"

Double glazed window to the front, radiator.

Bathroom

5'10" x 5'6"

Double obscure glazed window to the side. WC, wash basin, bath, radiator, tiled floor and tiled walls.

External

Front

Key block paved off street parking for at least one vehicle. Lawn, mature tree and shrubs.

Rear Garden

Enclosed rear garden with lawn, patio, timber fencing, side path with gate leading out to the front of the property. Cold water tap.

Tenure

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

Disclaimer

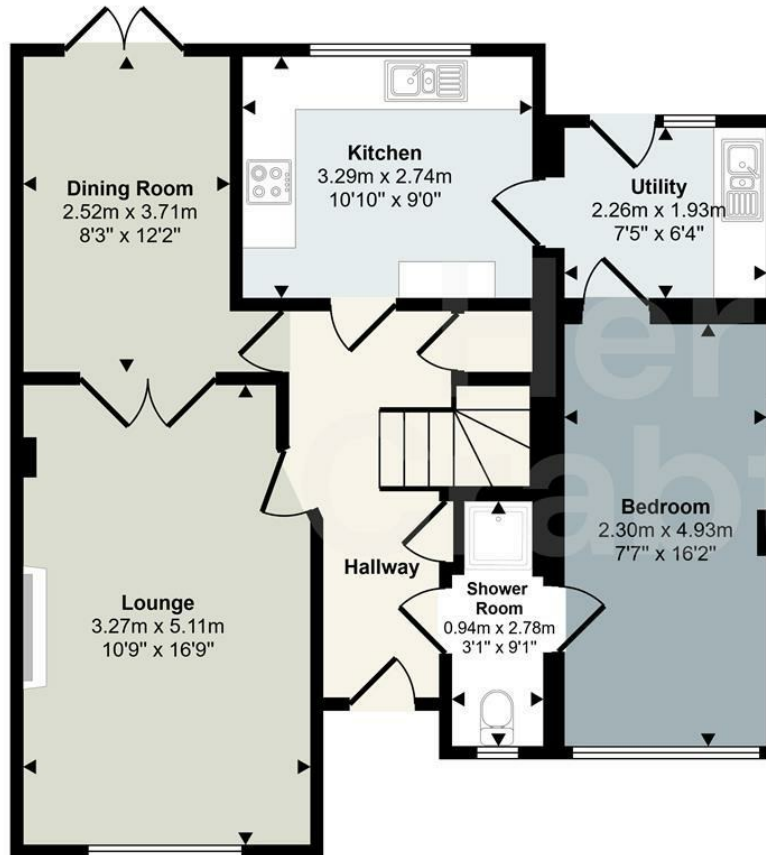
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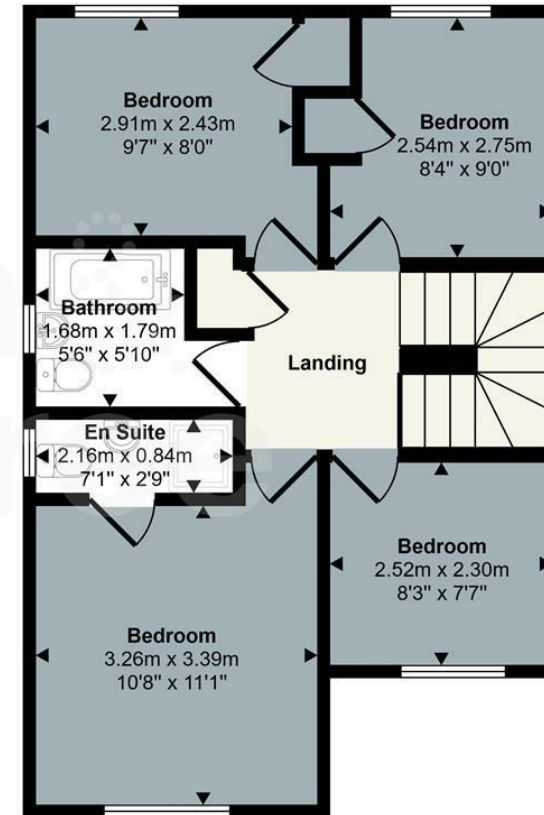




Approx Gross Internal Area
117 sq m / 1255 sq ft



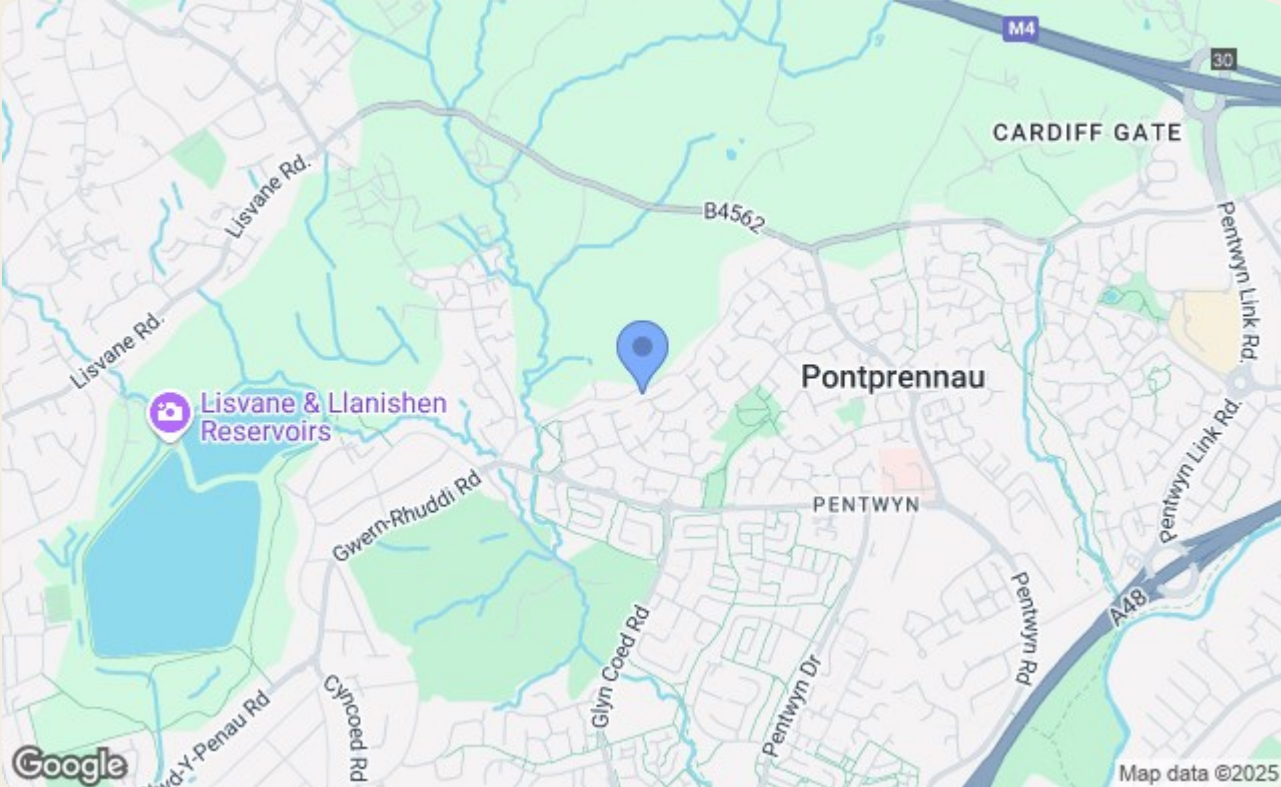
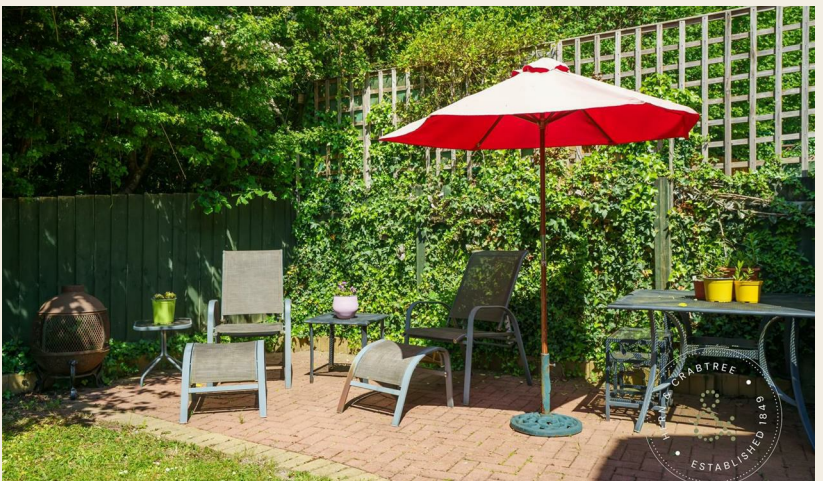
Ground Floor
Approx 68 sq m / 731 sq ft



First Floor
Approx 49 sq m / 524 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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