

# Nasturtium Way

PONTRENNAU, CARDIFF, CF23 8SF

GUIDE PRICE £245,000

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# Nasturtium Way

**PROPERTY LAUNCH DATE IS 7TH FEBRUARY:** Nestled at the end of a quiet cul-de-sac, this well-presented two double bedroom home offers a peaceful setting within the popular Pontprennau district of Cardiff. The property combines comfortable living spaces with a thoughtful layout that maximises natural light, making it an appealing choice for first-time buyers, downsizers or those seeking a well-connected investment.

The interiors are arranged around a central hallway that links a front kitchen and a generous living and dining room, which flows into a conservatory overlooking the garden. The first floor holds two spacious double bedrooms, each with fitted storage, and a family bathroom. Outside, the landscaped rear garden offers a private retreat framed by mature planting, while the front benefits from a tandem driveway for two cars.

Pontprennau has become one of Cardiff's most desirable suburban addresses thanks to its excellent community feel and convenient transport links. The area is served by a selection of well-regarded schools including Pontprennau Primary and nearby Llanishen High. Local shopping is provided by Cardiff Gate Retail Park and a large Waitrose, while a wider choice of cafés, restaurants and independent shops can be found in nearby Llanishen and Cyncoed. For green space, the expansive Pontprennau Park and the surrounding countryside provide walking routes and play areas. Commuters benefit from easy access to the M4 motorway and A48, as well as regular bus services into Cardiff city centre. Cardiff Gate Business Park is also close at hand, making this location particularly convenient for professionals. The blend of peaceful residential living and excellent connectivity ensures this home is well placed for a range of lifestyles.



# 811.00 sq ft

## Entrance Porch

Approached via a double glazed obscure PVC door to the side, with double glazed PVC windows to the front. The porch is finished with tiled flooring and leads into the hallway.

## Hallway

Entered via a composite front door with obscure glazed inset. Radiator, staircase to the first floor and doors to the kitchen, living room and cloakroom.

## Cloakroom

Double glazed obscure window to the front. Fitted with a WC, wash hand basin with tiled splashback and radiator.

## Kitchen

Double glazed window to the front. Fitted with a range of wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for electric cooker with concealed cooker hood over. Integrated fridge/freezer. Wall mounted Vaillant gas combination boiler. Vinyl flooring, tiled splashbacks.

## Living/ Dining Room

Double glazed patio doors opening into the conservatory and further double glazed window to the rear. Radiator, built-in storage cupboard.

## Conservatory

Double glazed windows to rear and side aspects with polycarbonate roof and a double glazed door opening out to the rear garden. Laminate flooring, power points and radiator.

## First Floor Landing

Stairs rise from the entrance hall with wooden handrail. Small landing area with loft hatch and doors to bedrooms and bathroom.

## Bedroom One

Two double glazed windows overlooking the rear garden and with open countryside views. Radiator and built-in double wardrobe.

## Bedroom Two

Double glazed window to the front aspect. Another double

bedroom with radiator, recess with shelving suitable for a home working area, and a built-in double wardrobe.

## Bathroom

Double glazed obscure window to side. Fitted with a bath and plumbed shower over with glass screen, wash hand basin with vanity storage, WC, extractor fan, shaver point, heated towel rail. Partly tiled walls and tiled flooring.

## Rear Garden

A pleasant outside space with mature shrubs, trees and flower borders. Paved patio area, small lawn, and side return path. Storage shed, outside light and gate giving access to the front driveway.

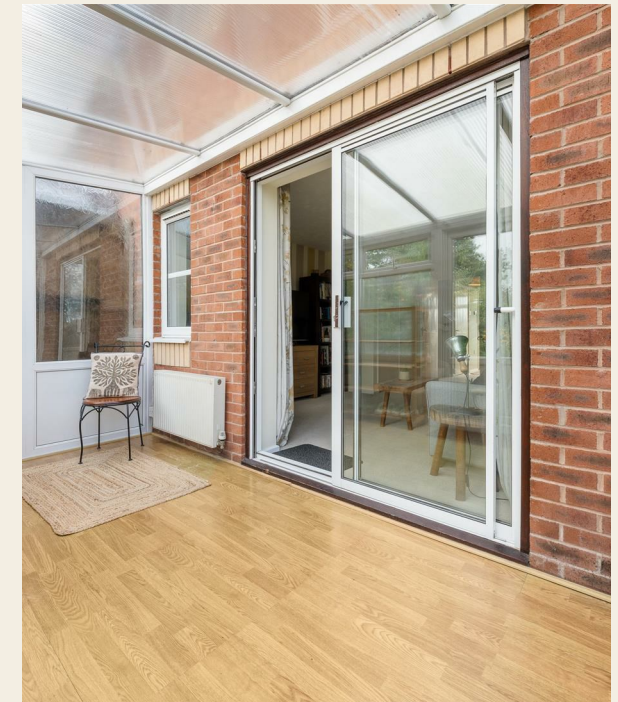
## Front and Driveway

Double tandem driveway providing off-street parking for two vehicles. Front garden with stone chippings and planted borders.

## Disclaimer

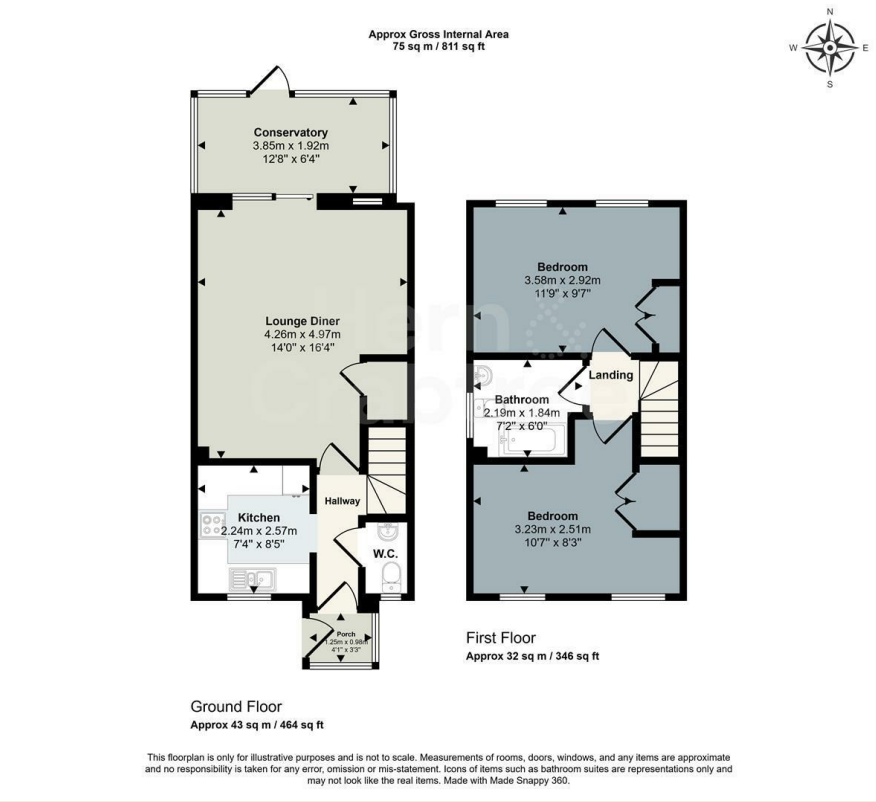
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(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

