

# Nasturtium Way

PONTPRENNAU, CARDIFF, CF23 8SF

GUIDE PRICE £245,000

Hern & Crabtree



# 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.





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

