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2 Naseby Close, Pontprennau, Cardiff, CF23 8LS

£450,000

 black

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A stylish modern larger style four bedroom detached gable fronted family home, built in 1994 by Messrs Wimpy Homes, a reputable firm of National House Builders, completed with a 10 year N H B C, and occupying a delightful position fronting a small select and quiet private residential close, away from busy passing traffic.

This most impressive double fronted house, also occupies a fine corner plot garden, with private parking and landscaped gardens. The property has been extensively modernised in recent years including a large luxury PVC double glazed sun lounge (25'4 x 11'4) inset with French doors, and a large quality fully fitted kitchen (16'0 x 8'6), with integrated appliances and multiple floor and eye level units along four walls, and an impressive Freestanding Stoves stainless steel range cooker with seven ring gas hob including wok burner, two fan assisted electric ovens, a separate grill and a separate warming drawer. The property also includes two luxury new stylish and contemporary bathrooms, a new ground floor shower room/utility room, and stunning bespoke fitted wardrobes. The property also includes gas heating with panel radiators and white PVC double glazed windows.

The well-designed and versatile living space comprises a large entrance porch, an entrance hall with a carpeted single flight spindle balustrade staircase leading to a spindle balustrade landing, a super-sized lounge and dining room (25'4 x 11'4), and a separate and useful 17 FT sitting room.

There is also a very impressive PVC double glazed sun lounge conservatory (17'0 x 11'4 max), and a spacious ground floor modern shower room and utility room (12'0 x 5'1), equipped with stylish modern units and a large fully enclosed stylish shower high specification cubicle, semi-circular in shape with Bluetooth radio and sound system facility together with multiple power jets and shower fitment. The first floor comprises four good sized bedrooms, and two new bathrooms, one being ensuite. Outside there is private parking, and the sizeable corner gardens are enclosed and landscaped. Important information includes dates for many of the quality improvements. Ground floor shower room & utility room (2018), Sharps bespoke fitted wardrobes (2019), new Dunraven conservatory roof (2023, Gas boiler installed in 2016 and covered under a British Gas Contract, CCTV camera surveillance installed in 2019, family bathroom installed in 2022, ensuite shower room installed in 2019. Kitchen installed in 2018.

Must be seen. No chain. Within walking distance is PONTPRENNAU PRIMARY SCHOOL, ONE OF THE MOST POPULAR SCHOOLS IN CARDIFF, a shopping precinct which includes an Asda super store and Petrol Station, a B & Q, a McDonald's restaurant, a Gym, a Costa coffee and several home furniture stores. Within Pontprennau is a community centre an a Medical centre. The northern edge and highest point in the community is where the community centre, the church, Pontprennau Primary School and Pontprennau Medical Centre, dentist and pharmacy are located. Also close by is an Aldi Store, a Lidl super store, a Waitrose, Bupa private medical centre and a number of highly regarded residential retirement homes.





Entrance Porch

Approached via a white PVC double glazed part panelled front entrance door inset with coloured leaded glass upper light windows with matching side screen window and side window, ceramic tiled threshold.

Entrance Hall

Approached via a PVC double glazed inner entrance door inset with obscure glass with leaded light borders and side screen window, opening in to a central hall with a carpeted single flight spindle balustrade staircase leading to a spindle balustrade landing, useful under stair storage cupboard.

Shower Room / Utility Room

12' x 5' 1" (3.66m x 1.55m) Independently approached from the hall via a white traditional style panel door with Regency handle leading in to a combined shower room and utility room, comprising stylish high gloss grey floor and eye level units with slim line chrome handles and contemporary worktops incorporating a modern sink with chrome mixer taps and matching splashback, concealed Baxi Solo central heating boiler, ceramic tiled flooring, fully equipped and enclosed stylish high tech shower cubicle, semi-circular in shape with Bluetooth radio and sound system facility together with multiple power jets and shower fitment, air ventilator with chrome surround, two vertical chrome radiators/towel rails, space with plumbing for a washing



machine, ceiling with spotlights, white PVC double glazed outer door to side gardens.

Front Lounge

25' 4" x 11' 4" (7.72m x 3.45m)

Independently approached from the entrance hall via a white traditional style panel door leading to a super-size lounge - originally a lounge and a separate dining room now knocked through to provide one big principal reception room, inset with a stylish and contemporary living flame log effect glass fronted fireplace with hearth and mantel, coved ceiling with spotlights, PVC double glazed window with outlooks on to the quiet frontage close, two radiators, sliding double glazed patio doors opening in to the sun lounge conservatory.

Sitting Room / Snug / Bar

17' 1" x 8' 4" (5.21m x 2.54m)

Independently approached from the entrance hall via a white traditional style panel door leading to a versatile and multi-functional reception room, formerly the garage converted by the current owners, inset with stylish wood flooring, a PVC double glazed window with an outlook on to the quiet frontage close, coved ceiling with spotlights, fully operational and fully fitted bar area with quartz granite topped work surfaces and panel fronted floor and eye level units including glass display cabinets, open glass shelving, wine rack, multiple storage space and an integrated sink with mixer taps.



Kitchen

16' x 8' 6" (4.88m x 2.59m) Beautifully fitted along three sides with a full comprehensive range of multi-functional panel fronted floor and eye level units with solid marble work surfaces incorporating a stainless steel sink unit with power jet mixer taps, vegetable cleaner and granite drainer.

Freestanding Stoves stainless steel range cooker with seven ring gas hob including wok burner, two fan assisted electric ovens, a separate grill and a separate warming drawer.

Large matching marble splashbacks and surround, fitted extractor hood, fitted Neff microwave, under unit lighting, integrated Bosch dishwasher, soft closing doors and drawers, custom made cutlery compartments, extensive range of eye level cabinets with glass shelves, ample space for a Stoves American style fridge freezer (to remain), ceramic tiled floor, electric plinth heater, ceiling with spotlights, PVC double glazed window with a pleasing rear garden outlook. Square opening leading to.....



Sun Lounge Conservatory

17' x 11' 4" (5.18m x 3.45m) Narrowing to 7' 4". Approached independently from both the kitchen and the lounge dining room, constructed with a cavity brick and stone plinth outer wall shaped and surmounted by white PVC double glazed windows with pretty coloured leaded bevelled glass upper lights, inset with PVC double glazed French doors and single French door with access to the garden, all beneath a clear glass double glazed roof. Ceramic tiled flooring throughout, radiator, electric power and light.

First Floor Landing

Approached via a carpeted single flight spindle balustrade staircase leading to a central landing with access to roof space, white traditional style panel doors providing access to all first floor rooms, built-in airing cupboard housing factory insulated copper hot water cylinder.

Master Bedroom One

15' 9" x 11' 4" (4.80m x 3.45m) Beautifully fitted along two sides with an extensive range of custom made contemporary and stylish wardrobes with wood grain effect doors with brass effect handles, under unit lighting and matching cabinets with multiple custom made hanging space and storage space. White PVC double glazed window with an outlook on to the quiet frontage close, radiator.



Ensuite Shower Room

Beautifully appointed and recently installed modern contemporary white suite, with stylish ceramic tiled walls and floor comprising large full size shower with clear glass sliding doors and screen, chrome waterfall fitment, chrome taps, vanity shelf, W.C. with concealed cistern, shaped mounted wash hand basin with chrome taps, multiple custom made modern contemporary vanity units, air ventilator, ceiling with spotlights, PVC double glazed patterned glass window to front.

Bedroom Two

14' 4" x 9' 3" (4.37m x 2.82m) A further double size bedroom, inset with a PVC double glazed window with a pleasing rear garden outlook, radiator.

Bedroom Three

12' 6" x 9' 3" (3.81m x 2.82m) Also beautifully fitted with an extensive range of stylish contemporary custom made wardrobes, bedside cabinets, dressing table and eye level units with wood grain effect doors and dark grey worktops. Radiator, white PVC double glazed window with a pleasing rear garden outlook.



Bedroom Four

9' 2" x 8' (2.79m x 2.44m) A further good size fourth bedroom approached via a further entrance recess measuring 3 ft width x 1' 10" depth, currently used as a study, equipped with a radiator and a PVC double glazed window with an outlook on to the quiet frontage close.

Family Bathroom

beautifully appointed and luxury designed modern family bathroom with contemporary colour scheme comprising shower bath with waterfall shower fitment, separate hand fitment, and a clear glass shower screen, W.C. with concealed cistern (Roca), shaped wash hand basin with chrome mixer taps and pop-up waste in a built out vanity unit with grey high gloss door fronts and chrome handles and modern worktops and glass shelves. Double glazed obscure glass window to side, tiled flooring, ceiling with spotlights and an air ventilator, stylish chrome contemporary vertical towel rail/radiator.



Outside

Front Garden

Neatly laid to lawn screened along two sides by garden trees to afford natural privacy.

Private Entrance Drive

Tarmac double width private off street vehicular entrance drive screened also on an alternative side by laurel hedgerow.

Rear Garden

A substantial corner garden has been professionally landscaped and comprising of both lawns and patio areas, enclosed by secure brick built boundary walls partly surmounted by wave edged timber fencing. Good access to the side of the property.





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