



**11 Felsted Close
Pontprennau, CF23 8LR
£225,000**

We are delighted to present this charming Mid-Terrace House for sale, located in the peaceful yet well-connected area of Pontprennau. This property offers easy access to the M4 and is well-served by a regular bus route into the City Centre. A range of local amenities are within close proximity, including Waitrose, Lidl, Aldi, a doctor's surgery, and local schools such as Pontprennau Primary, St Bernadette's Primary, and Corpus Christi High School.

The house is in excellent condition and offers a perfect opportunity for first-time buyers. The Property comprises a spacious front living room, a kitchen diner to the rear, and two double bedrooms. Outside, you will find an enclosed front and rear garden, with off-road parking available at the front of the property.

The property is freehold and benefits from a recently replaced consumer unit, a boiler installed in 2019, and a burglar alarm for added security.

Please contact us to arrange a viewing. We look forward to showing you around!

11 Felsted Close, Pontprennau, CF23 8LR

Lounge

15'5" x 11'9" (4.70m x 3.60m)

This inviting space features smooth walls and a ceiling complemented by central light pendant. The laminate flooring adds a modern touch, offering both durability and elegance. A staircase leads to the first floor, while a UPVC double-glazed window at the front allows natural light to flood the room, creating a bright and airy atmosphere

Kitchen/Dining Room

11'9" x 9'1" (3.60m x 2.77m)

The kitchen is fitted with a range of base and wall units, complemented by updated vinyl worktops that mimic a natural wood effect. It features an inset stainless steel sink unit with a drainer, built-in electric oven, and an extractor fan. There's space for a washing machine and a freestanding fridge/freezer, with ample room for a dining table and chairs. Wall-mounted combi boiler and a UPVC double-glazed window above the sink adding lots of natural light. Rear glass sliding door leading to the garden, with a bespoke wooden insert that includes a dog/cat flap, which can be left upon request. The kitchen is finished with smooth walls and ceiling, two central light pendants, and newly laid laminate flooring throughout.

Landing

The Landing features smooth walls, complemented by a light pendant. The space is finished with soft carpeted flooring, providing warmth and comfort. Doors open to all rooms on the first floor, ensuring easy access. A loft hatch offers entry to additional loft storage, perfect for extra space.

Bedroom One

11'9" x 9'1" (3.60m x 2.77m)

This room features smooth, contemporary walls complemented by a textured ceiling and central light pendant. The space is finished with high-quality laminate flooring and UPVC double-glazed window at the rear.

Bedroom Two

11'9" x 7'3" (3.60m x 2.21m)

The room features smooth walls, a textured ceiling and a central light pendant. Laminate flooring and UPVC double-glazed window at the front allowing natural light to fill the space

Bathroom

This modern bathroom is fitted with a sleek three-piece suite, including a bath with an overhead shower, a WC, and a wash hand basin. The space has been recently renovated with stylish white tiles covering the walls from floor to ceiling. The textured ceiling is equipped with downlights, while the wood-effect vinyl flooring adds warmth to the space. For added convenience, a chrome heated towel rail is installed, and a generous cupboard provides extra storage, housing the hot water tank.

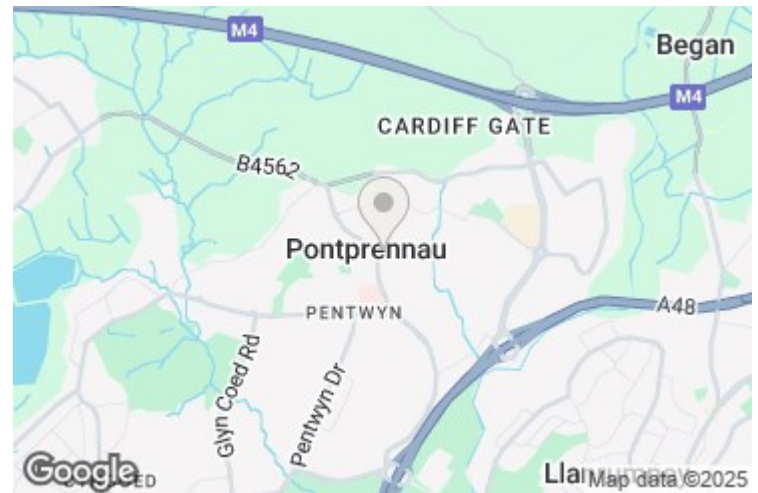
Front Garden

Charming and attractive low-maintenance front garden featuring low boundary walls. The concrete driveway provides convenient parking, leading up to steps that guide you to a paved pathway towards the front door. The stone garden is beautifully presented with a selection of potted plants, which will remain, adding a touch of greenery and character to the space.

Rear Garden

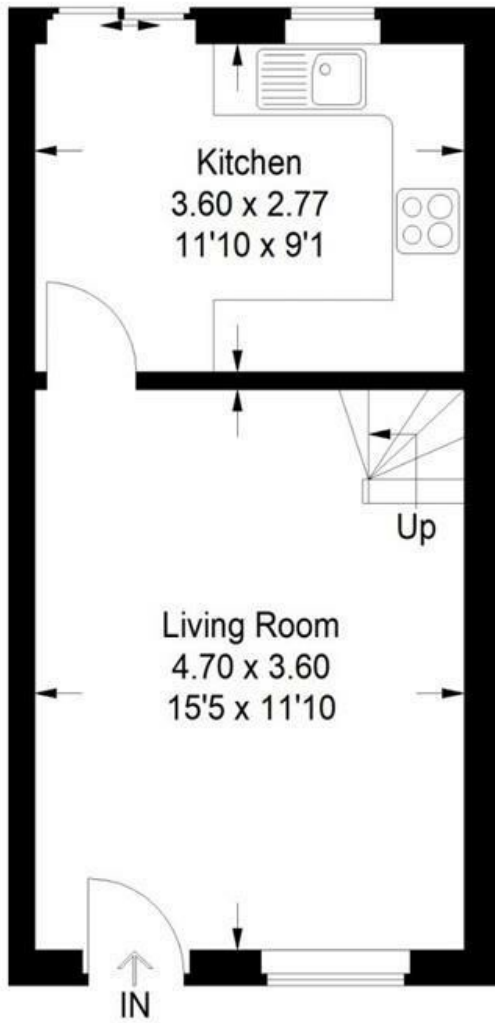
This charming, enclosed rear garden offers privacy and tranquillity, spread across three levels. The lower level features

a spacious patio, perfect for outdoor entertaining. Steps lead to the second level, where there are slate chippings creating a low-maintenance area. Beyond, a decked area with a balustrade and a shed to remain for added storage. Boundary walls and fencing ensure complete privacy

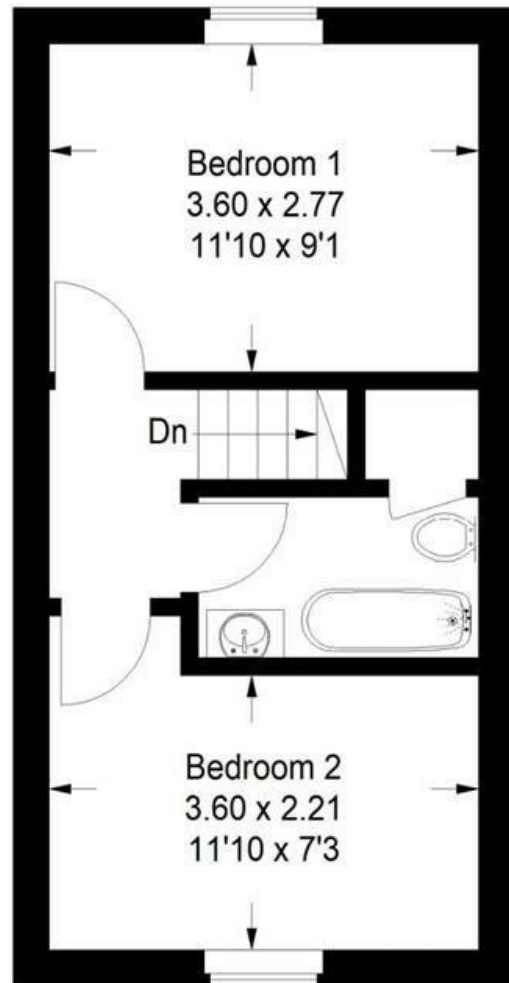


Felsted Close

Approximate Gross Internal Area
55.1 sq m / 593 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

