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CARDIFF VALE CAERPHILLY BRISTOL





A modern and beautifully presented Three bedroom detached home in a sought after area. Modern decor throughout and a brilliant flow to the home, the outside area is spacious and perfect for entertaining or relaxing.

Comments by Ms Nadia Refae



Property Specialist

Ms Nadia Refae

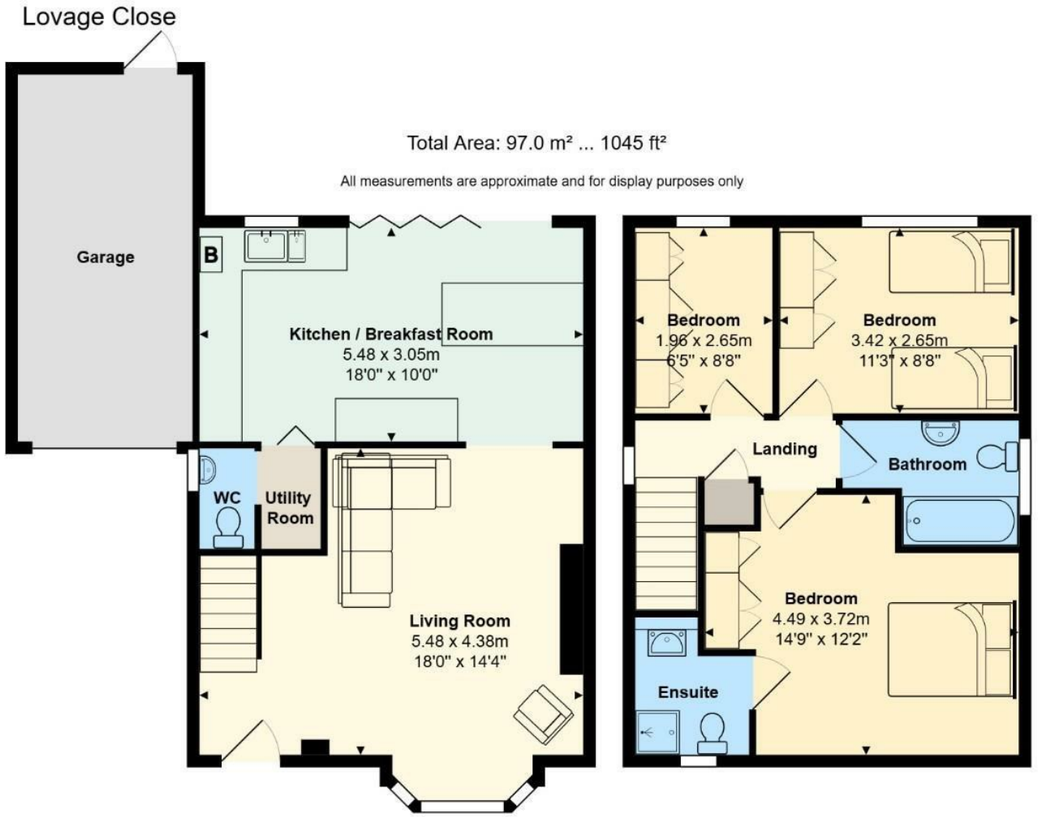
Valuer

nadia@jeffreyross.co.uk

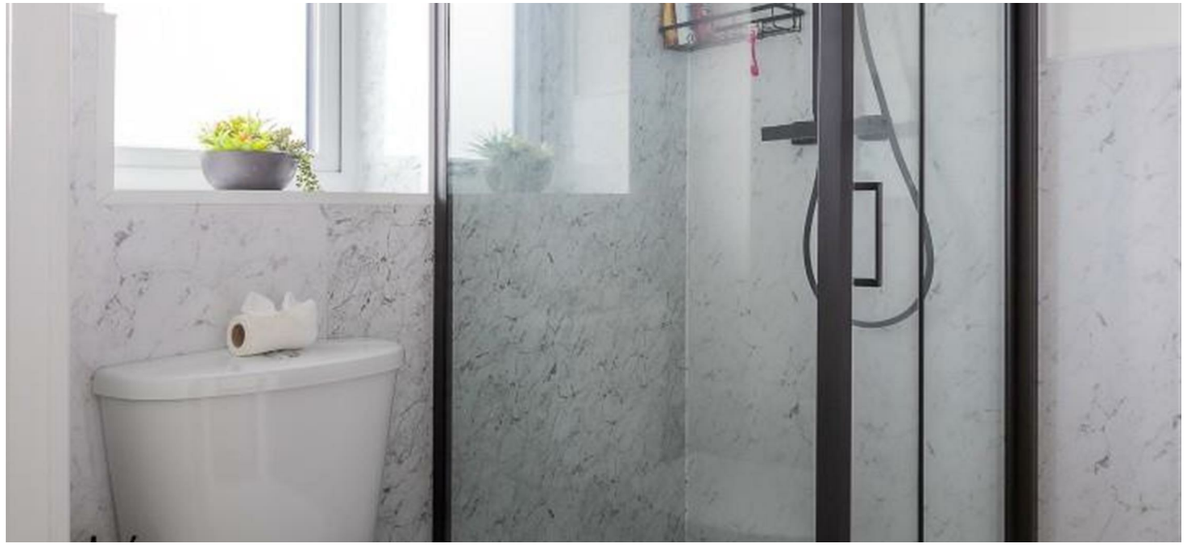
A great family home that we've loved living in and we're sure the next owners will too.

Comments by the Homeowner













Lovage Close

Pontprennau, Cardiff, CF23 8SB

Asking Price

£375,000

3 Bedroom(s) | 2 Bathroom(s) | 1045.00 sq ft



Contact our
Llanishen Branch
02920 499680

Nestled in the charming area of Lovage Close, Pontprennau, Cardiff, this delightful three-bedroom detached house offers a perfect blend of modern living and comfort. Spanning an impressive 1,045 square feet, the property boasts a contemporary decor that is both stylish and inviting.

The open plan kitchen and living room create a seamless flow, making it a wonderful space for both cooking and socialising. The kitchen is designed with functionality in mind, ensuring that meal preparation is a pleasure.

The property features three spacious bedrooms, providing ample space for family or guests. With two bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

Outside, the house is complemented by a generous private landscaped garden, perfect for outdoor activities, gardening, or simply relaxing in the sun. Additionally, the garage offers convenient storage or parking options, enhancing the practicality of this lovely home.

This property is an excellent opportunity for those seeking a modern family home in a desirable location. With its spacious layout and attractive features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this house your new home in Cardiff.





Living Room 17'11" x 14'4" (5.48 x 4.38)

Kitchen/Breakfast Room 17'11" x 10'0" (5.48 x 3.05)

Utility Room

WC

Garage

Landing

Bedroom One 14'8" x 12'2" (4.49 x 3.72)

Ensuite

Bathroom

Bedroom Two 11'2" x 8'8" (3.42 x 2.65)

Bedroom Three 6'5" x 8'8" (1.96 x 2.65)

Council Tax Band

E

School Catchment

English medium primary catchment area is:
Pontprennau Primary School
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established.

English medium secondary catchment area is:
Llanishen High School

Welsh medium primary catchment area is:
Ysgol Gynradd Gymraeg Pen Y Groes
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau

Welsh medium secondary catchment area is:
Ysgol Gyfun Gymraeg Bro Edern

Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

EPC

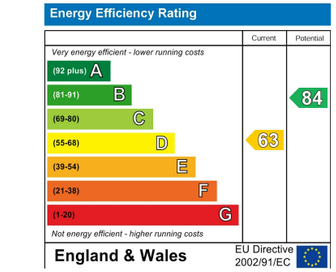
D








Parsley
Basil
Coriander


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
63
84
England & Wales
EU Directive 2002/91/EC



