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CARDIFF VALE CAERPHILLY BRISTOL



Highbank

PONTPRENNAU



Set in a lovely, peaceful cul-de-sac, it has such a warm and welcoming feel. The beautifully fitted kitchen, generous living spaces and four spacious bedrooms make it a wonderful family home, while the private parking and fantastic access to Cardiff and the M4 are real bonuses. A blend of modern style, comfort and convenience!

Comments by Mr Max Tustin



Property Specialist

Mr Max Tustin

Sales Negotiator

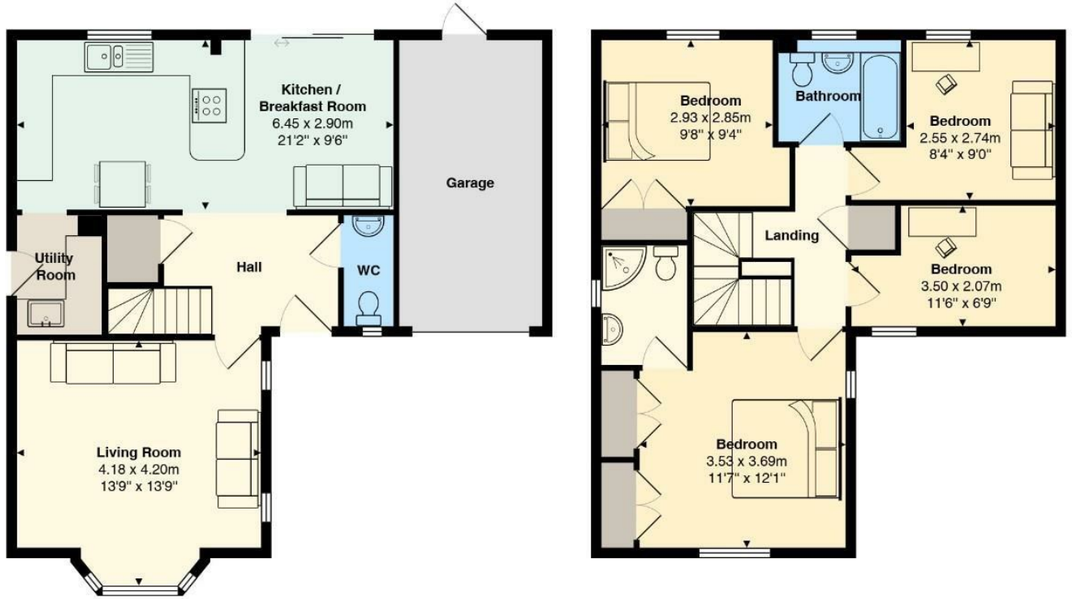
max@jeffreyross.co.uk

Our favourite part of the home is the beautiful new kitchen and cosy living spaces, which have been perfect for family time and entertaining. It's been a very happy home for us, and we'll be sad to leave!

Comments by the Homeowner



Highbank

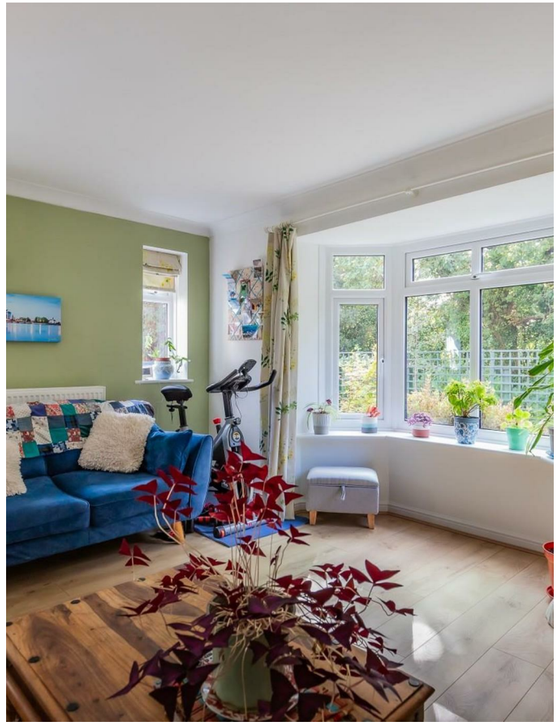


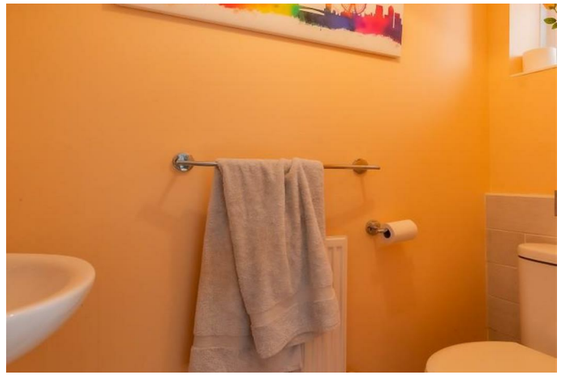
Total Area: 115.2 m² ... 1240 ft²

All measurements are approximate and for display purposes only









Highbank

Pontprennau, Cardiff, CF23 8PN

Offers In Excess Of

£425,000

4 Bedroom(s) | 2 Bathroom(s) | 1240.00 sq ft



Contact our
Llanishen Branch
02920 499680

Welcome to this charming four-bedroom detached house located in the serene cul-de-sac of Highbank, Pontprennau, Cardiff. This delightful property, built in the elegant Victoria style by Bryant, offers a generous living space of 1,240 square feet, making it an ideal family home.

The heart of the home is the newly fitted open-plan kitchen, complete with underfloor heating, which seamlessly flows into a dining area. The dual aspect living room, featuring a cosy log burner, creates a warm and welcoming atmosphere, perfect for family gatherings or quiet evenings in.

The property boasts four well-proportioned bedrooms, ensuring plenty of room for family and guests. With two modern bathrooms, morning routines will be a breeze. Outside, you will find a beautifully landscaped private garden, offering a tranquil retreat for outdoor enjoyment. The side access adds convenience, making it easy to maintain the garden or store outdoor equipment.

Parking is a significant advantage here, with space for up to three vehicles, along with a garage for additional storage. The location is particularly appealing, as it is within walking distance of essential amenities, including a primary school, doctors, dentist, and pharmacy. Furthermore, excellent transport links ensure easy access to Cardiff and beyond.

This property presents a wonderful opportunity for those seeking a spacious and well-appointed family home in a peaceful setting. Do not miss the chance to make this delightful house your new home.





Hall

Living Room 13'8" x 13'9" (4.18 x 4.2)

W.C

Kitchen/ Breakfast Room 21'1" x 9'6" (6.45 x 2.9)

Utility Room

Garage

Landing

Bedroom Four 11'5" x 6'9" (3.5 x 2.07)

Bedroom Three 9'7" x 9'4" (2.93 x 2.85)

Bedroom Two 8'4" x 8'11" (2.55 x 2.74)

Bedroom One 11'6" x 12'1" (3.53 x 3.69)

En-suite

Tax Band

G

School Catchment

English medium primary catchment area is
Willowbrook Primary School

English medium secondary catchment area is
Eastern High School

Welsh medium primary catchment area is
Ysgol Pen Y Pil

Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Bro Edern

Tenure

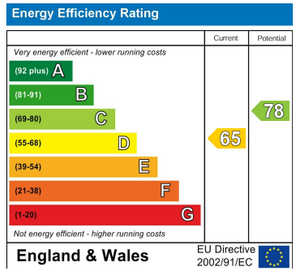
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.










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
65
78
England & Wales
EU Directive 2002/91/EC



