

Lovage Close

PONTRENNAU, CARDIFF, CF23 8SB

GUIDE PRICE £299,950

**Hern &
Crabtree**



Lovage Close

Tucked away within a peaceful cul de sac in the heart of Pontprennau, this attractive semi detached home offers a calm and balanced setting for modern family life. The house is quietly positioned, yet remains closely connected to the wider rhythms of the city, creating a sense of privacy without isolation.

Inside, the accommodation unfolds with a natural flow. A welcoming living space sits at the front of the house, leading through to a bright kitchen and dining area that opens directly onto the garden, allowing daily life to move easily between interior and exterior spaces. The layout feels practical and considered, offering comfort, light and a sense of ease throughout. Upstairs, three bedrooms provide flexible accommodation for families, professionals or those working from home, supported by a well appointed bathroom and generous storage.

Outside, the rear garden is arranged to suit both relaxation and everyday use, combining a substantial decked seating area with a broad lawn, all enclosed to create privacy and security. Off road parking and side access further enhance the practicality of the home.

Lovage Close sits within one of east Cardiff's most popular residential communities. Pontprennau is well known for its strong neighbourhood feel, excellent access to local schools, and a wide range of nearby amenities including supermarkets, cafés and local services. Green spaces and parkland are close at hand, while the nearby countryside offers open walking routes and recreational space. Transport links are excellent, with easy access to the A48 and M4, regular bus services into Cardiff city centre, and convenient road connections to Newport and the wider south Wales region. This is a home that combines location, comfort and long term appeal in a setting that continues to grow in desirability.



741.00 sq ft

Entrance Porch

The property is entered via a composite front door with two vertical obscure double glazed glass panels, opening into a small entrance porch with wooden flooring and radiator.

Living Room

Positioned to the front of the property, the living room features double glazed windows, radiator and wooden flooring. Stairs rise to the first floor, creating a welcoming and open feel to the space.

Kitchen

The kitchen is fitted with a range of wall and base units with tiled splashbacks and laminate work surfaces. There are double glazed patio doors and windows to the rear, providing natural light and access to the garden. The kitchen includes a stainless steel sink with drainer, integrated four ring gas hob, integrated electric oven and grill, and space and plumbing for both a washing machine and dishwasher. The floor is tiled.

First Floor Landing

The landing provides access to a large storage cupboard, radiator and hatch access to the loft.

Bedroom One

A double bedroom positioned to the rear of the property with double glazed window, radiator and wooden flooring.

Bedroom Two

Located to the front, this bedroom features double glazed window, radiator and wooden flooring.

Bedroom Three

Also positioned to the front, with double glazed window, radiator and wooden flooring.

Bathroom

The bathroom benefits from an obscure double

glazed window to the side and is fitted with a bath with integrated shower, WC and wash hand basin. The room is finished with tiled walls, tiled floor and heated towel rail.

Rear Garden

The rear garden is enclosed by wooden fencing to both sides and a brick wall to the rear. The garden features a large decked seating area, a generous lawn, garden shed, cold water tap and gated side access leading to the driveway and parking area.

Front Garden and Side

To the front of the property is a small storm porch, a large gravelled area and direct access onto the driveway, providing off road parking.

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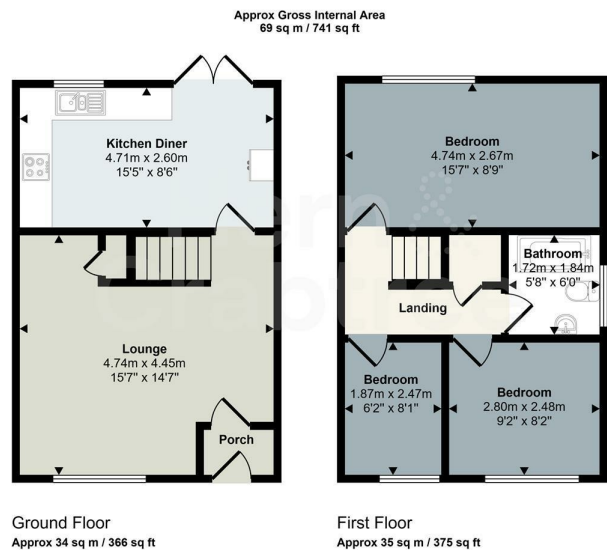
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