



Sheppard  
& Bear

Amblecote Close | Pontprennau | Cardiff | CF23 8BY

£310,000



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Nestled in the tranquil cul-de-sac of Amblecote Close in Pontprennau, Cardiff, this charming semi-detached bungalow presents a rare opportunity for those seeking a comfortable and convenient home. Spanning 778 square feet, the property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you are greeted by a welcoming living room that offers a perfect space for relaxation and entertaining. Adjacent to this, the breakfast room serves as a versatile area that can easily function as a home office, catering to the needs of modern living. The kitchen/breakfast room is both practical and inviting, providing ample space for culinary pursuits.

- Rarely opportunity
- No onward chain
- Spacious living room
- Bright conservatory
- Driveway for parking
- Quiet cul-de-sac location
- Two bedrooms
- Versatile breakfast room
- Low maintenance garden
- Near amenities

**Entrance hall**

**Bedroom one**

14'1" x 9'5" max (4.27m x 2.74m max)

**Bedroom two**

8'7" x 7'2" max (2.44m x 2.13m max)

**Shower room**

6'0" x 5'7" (1.83m x 1.52m)

**Living room**

15'0" x 11'0" (4.57m x 3.35m)

**Breakfast room / Study**

8'6" x 6'0" (2.44m x 1.83m)

**Kitchen/breakfast room**

17'7" x 7'8" (5.18m x 2.13m)

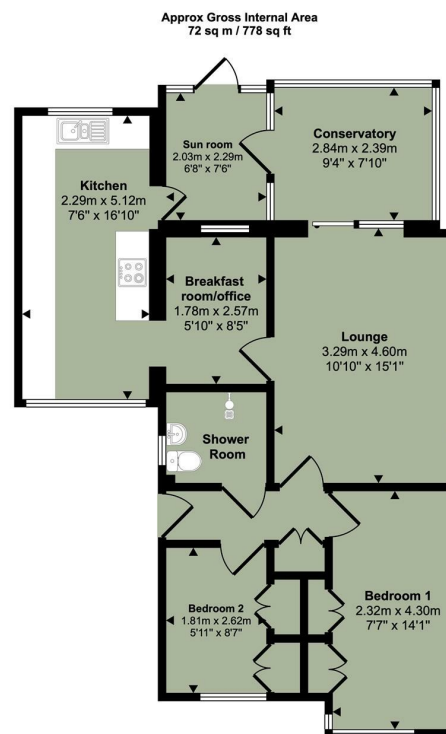
**Conservatory**

9'8" x 8'2" (2.74m x 2.44m)

**Sun room**

8'7" x 8'2" (2.44m x 2.44m)

**Outside and parking**



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band D  
EPC Rating

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