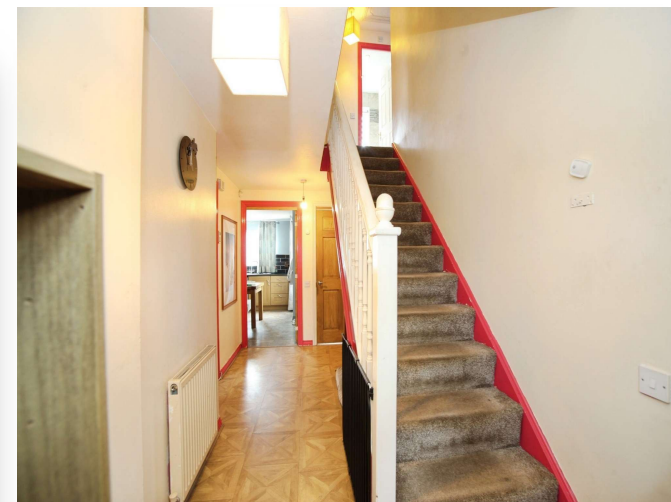




Clos Nanteos, Pontprennau Cardiff CF23 8XR

welcome to

Clos Nanteos, Pontprennau Cardiff

A spacious four-bedroom detached family home in sought-after Pontprennau, offering excellent access to the A48/M4 and Cardiff Gate. Featuring a well-proportioned living room, dining room, fitted kitchen, master bedroom with en-suite, enclosed rear garden, off-road parking and detached garage.

Ground Floor

Entrance

Via a double glazed front door into:

Hallway

Stairs rising to first floor, radiator and doors providing access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin inset to vanity unit, radiator and double glazed obscure window to rear aspect.

Living Room

19' 8" x 10' 10" (5.99m x 3.30m)

Double glazed window to front aspect, two radiators, wood burner, powerpoint and double glazed patio doors providing access to rear garden.

Dining Room

9' 10" x 9' 2" (3.00m x 2.79m)

Double glazed window to front aspect and radiator.

Kitchen

17' 9" x 9' 10" (5.41m x 3.00m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink and drainer unit, spaces for cooker, washing machine and fridge/freezer, powerpoints, tiled splashbacks, double glazed window to rear aspect and double glazed door to side providing access to rear garden.

First Floor

Landing

Airing cupboard and doors providing access to:

Bedroom One

13' 2" x 12' 2" (4.01m x 3.71m)

Double glazed window to front aspect, powerpoint, radiator, fitted wardrobes and door providing access to:

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, radiator and double glazed obscure window to front aspect.

Bedroom Two

10' 6" x 10' 2" (3.20m x 3.10m)

Double glazed window to front aspect, powerpoint, radiator and fitted wardrobes.

Bedroom Three

9' 10" x 8' 10" (3.00m x 2.69m)

Double glazed window to rear aspect, powerpoint and radiator.

Bedroom Four

11' 6" x 6' 11" (3.51m x 2.11m)

Double glazed window to rear aspect, powerpoint and radiator.

Bathroom

Fitted with a three piece suite comprising bath, WC, wash hand basin inset to vanity unit, radiator and double glazed obscure window to rear aspect.

Outside

Front

Shrubbed and stoned chipped areas and path with step leading to front entrance and driveway to side providing off street parking.

Rear Garden

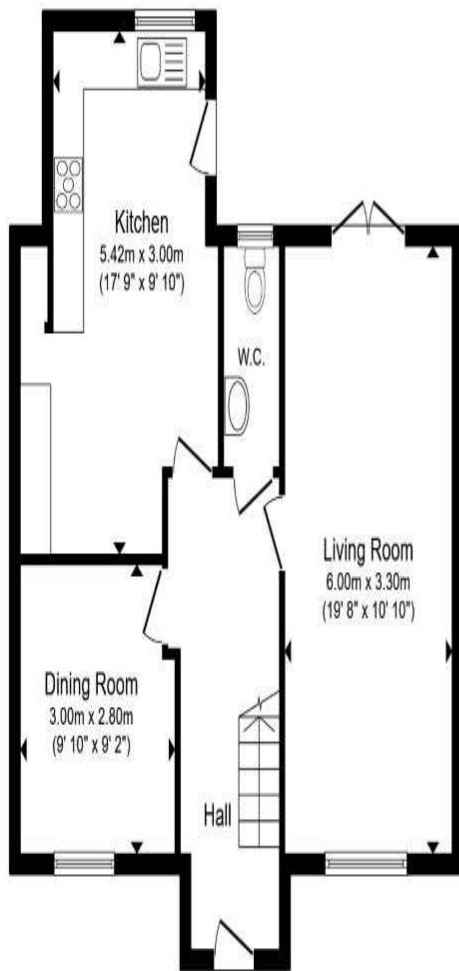
Enclosed, mainly laid to lawn with patio area and access via a pedestrian door to garage.

Separate Garage

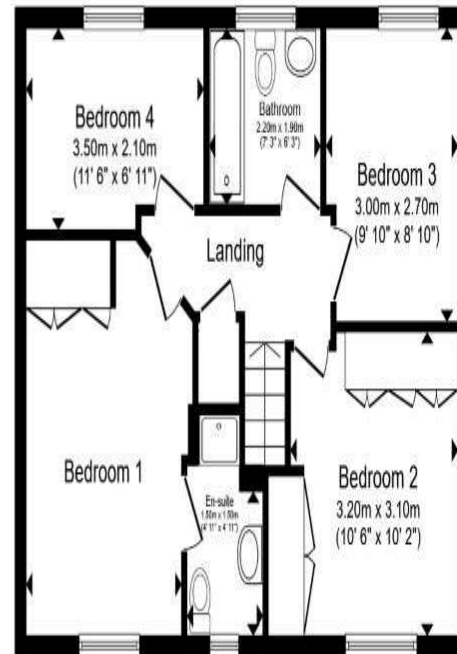
With up and over door.

Estate Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Ground Floor



First Floor

Total floor area 115.4 m² (1,242 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Clos Nanteos,
Pontprennau Cardiff

- Generous Enclosed Rear Garden
- Four Well-Proportioned Bedrooms
- Detached Garage
- Master Bedroom with En-Suite
- Separate Lounge & Dining Room

Tenure: Freehold EPC Rating: C
Council Tax Band: F

offers in excess of

£425,000



view this property online allenandharris.co.uk/Property/ROA114964



Property Ref:
ROA114964 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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