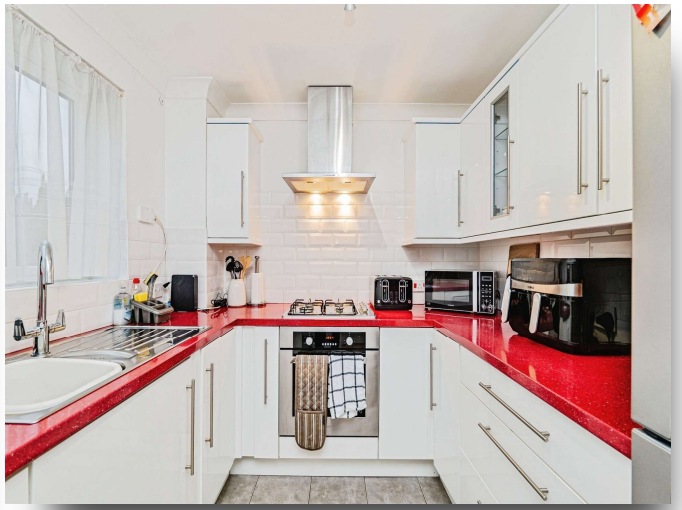






Clos Cwm Creunant,Pontprennau Cardiff CF23 8LA

allen & harris

welcome to

Clos Cwm Creunant, Pontprennau Cardiff

Well Presented End-Terraced Home in Popular Pontprennau! Ideally located for Cardiff Gate and excellent A48/M4 access, this stylish home offers a fitted kitchen, spacious lounge, conservatory, two bedrooms and bathroom. Further benefiting from front and rear gardens, garage and off-road parking.

Ground Floor

Entrance
Via a double glazed composite front door into:

Hall
Karndean luxury vinyl flooring, door providing access to garage and opens to:

Kitchen
8' 2" x 7' 10" (2.49m x 2.39m)
Fitted with a range of modern white high gloss wall and base level units with complementary red work surfaces over, sink unit, integrated gas hob and electric oven with extractor over, integrated dishwasher, space for fridge/freezer, wall mounted combi boiler, tiled flooring, powerpoint and double glazed window to front aspect.

Living Room
16' 9" x 11' 10" (5.11m x 3.61m)
Stairs rising to first floor, engineered wooden flooring and double glazed sliding doors providing access to:

Conservatory
10' 2" x 10' 2" (3.10m x 3.10m)
Half brick and half PVC construction, polycarb roof, tiled flooring with underfloor heating and double glazed door to side providing access to rear garden.

First Floor

Landing
Loft hatch (the vendor has advised that the loft has been boarded for storage) and doors providing access to:

Bedroom One
12' 2" x 8' 6" (3.71m x 2.59m)
Double glazed window to rear aspect, radiator, powerpoint and built in wardrobe.

Bedroom Two
10' 2" x 6' 11" (3.10m x 2.11m)
Double glazed window to front aspect, radiator, powerpoint and built in wardrobe.

Bathroom
Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, tiled walls, extractor fan, spotlights, tiled flooring and double glazed window to front aspect.

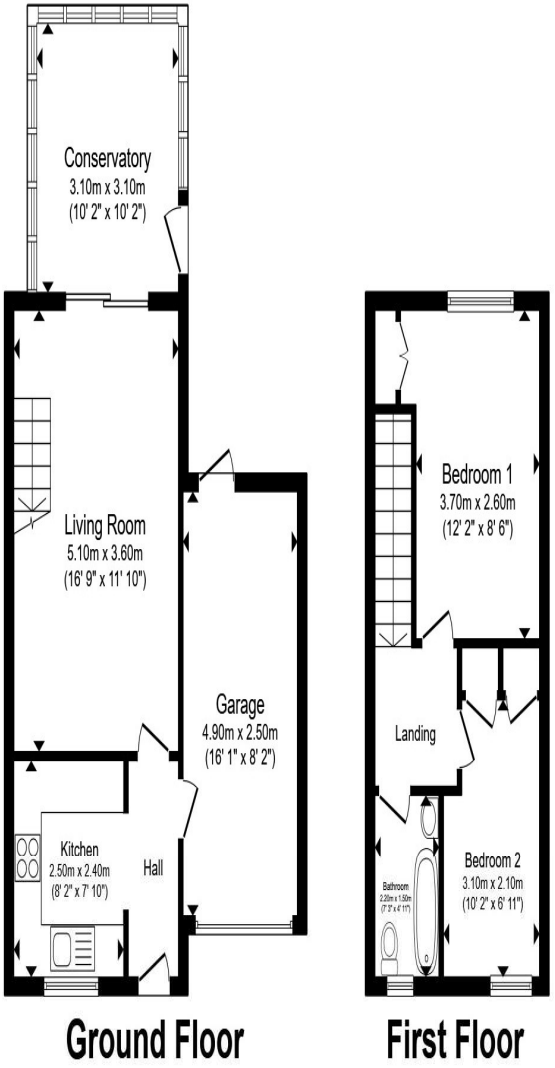
Outside

Front Garden
Area laid to lawn with paved footpath leading to front entrance.

Rear Garden
Enclosed, with block paved patio area, area laid to lawn and stone shipping's, planted beds, the vendor has advised that the fence has been recently replaced, outside tap and outdoor socket.

Garage
16' 1" x 8' 2" (4.90m x 2.49m)
With up and over door, lighting and double glazed pedestrian door providing access to rear garden.

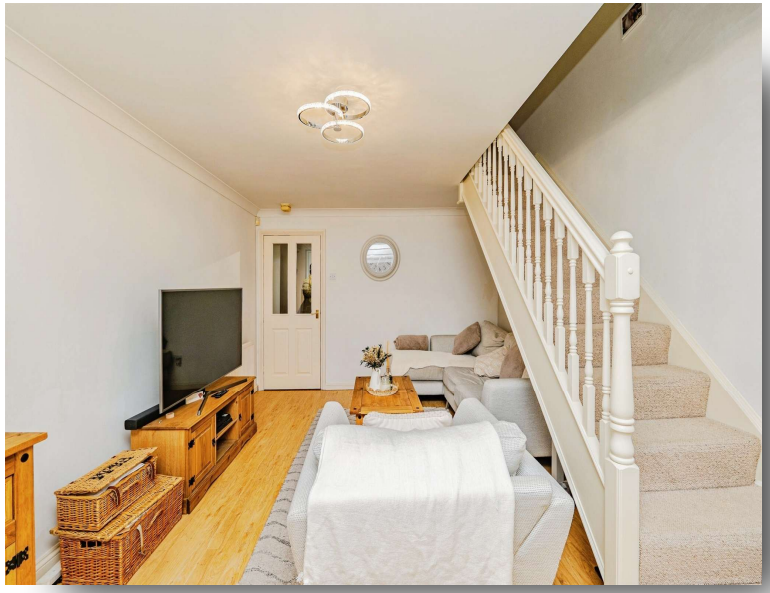
Estate Agents Notes
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go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



Total floor area 78.4 m² (844 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

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welcome to

Clos Cwm Creunant,

Pontprennau Cardiff

- End Terraced Home
- Two Bedrooms
- Living Room
- Fitted Modern High Gloss Kitchen
- Conservatory

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

£250,000



view this property online allenandharris.co.uk/Property/ROA115286

The Property Ombudsman

Property Ref:
ROA115286 - 0003

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Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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