

Clos Nant Glaswg | Pontprennau | Cardiff | CF23 8NB

£460,000

Sheppard & Bear

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Nestled in the tranquil cul-de-sac of Clos Nant Glaswg in the desirable area of Pontprennau, Cardiff, this charming detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Spanning an impressive 1,220 square feet, the property boasts three well-appointed reception rooms, providing ample space for both relaxation and entertaining.

The ground floor features a convenient WC and a utility room, enhancing the practicality of daily living. The heart of the home is the inviting kitchen/breakfast room, perfect for family gatherings and casual dining. Ascending to the first floor, you will find four generously sized bedrooms, two of which benefit from en-suite shower rooms, ensuring privacy and convenience for family members or guests. A family bathroom completes this level, catering to the needs of the household.

- Cul-de-sac location
- Three reception rooms
- Utility room
- Four bedrooms
- Family bathroom
- No onward chain
- Ground floor WC
- Kitchen/breakfast room
- Two en-suites
- Driveway and rear garden

Entrance hall

WC

Living room
13'9 x 10'10 (4.19m x 3.3m)

Dining room
9'6 x 9'1 (2.9m x 2.77m)

Kitchen/breakfast room
15'1 x 14'11 (4.6m x 4.55m)

Utility room
8'5 x 7'5 (2.57m x 2.26m)

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

First floor landing

Bedroom one
11'5 x 10'9 (3.48m x 3.28m)

En-suite

Bedroom two
9'9 x 7'11 (2.97m x 2.41m)

En-suite

Bedroom three
10'4 x 8'5 (3.15m x 2.57m)

Bedroom four
9'7 x 6'9 (2.92m x 2.06m)

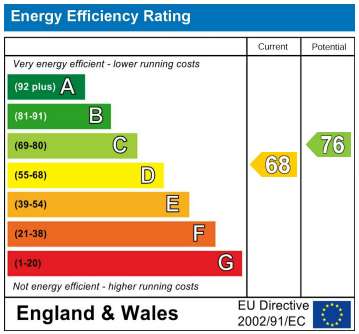
Family bathroom
6'7 x 5'11 (2.01m x 1.8m)

Driveway

Rear garden

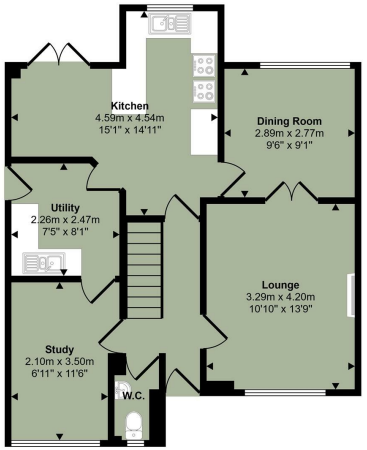




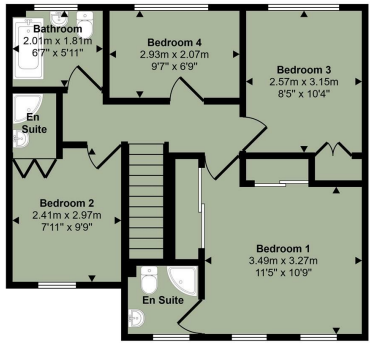


Council Tax Band **F**
EPC Rating **D**

Approx Gross Internal Area
113 sq m / 1220 sq ft



Ground Floor
Approx 60 sq m / 651 sq ft



First Floor
Approx 53 sq m / 569 sq ft

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.

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