



Sheppard
& Bear

Clos Nant Glaswg | Pontprennau | Cardiff | CF23 8NB

£480,000



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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

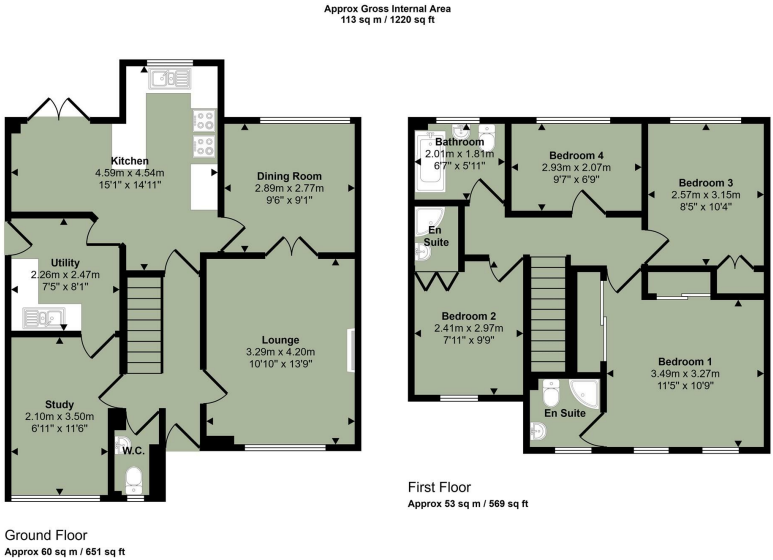
Bedroom three
10'4 x 8'5 (3.15m x 2.57m)

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



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 F
EPC Rating

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