



Clos Nant Mwlán, Pontprennau Cardiff CF23 8NA

welcome to

Clos Nant Mwlan, Pontprennau Cardiff

GUIDE PRICE £375K-£385K - We are pleased to welcome this lovely detached home set off the main road making this a lovely spot for those who want to get away from it all whilst still being in this ideal location and just a short drive from the A48/M4 access corridor. Viewing highly recommended!

Ground Floor

Entrance

Via a double glazed front door into lobby area with door giving access into:

Lounge

14' 3" Max x 11' 5" Max (4.34m Max x 3.48m Max)
Double glazed window to front aspect, fireplace with surround and hearth and powerpoints, door through to rear hallway.

Hallway

Stairs rising to the first floor, door to utility area, radiator and door to:

Utility Room

9' 3" Max x 7' 8" Max (2.82m Max x 2.34m Max)
Former Garage Conversion - Double glazed window to front aspect.

Dining Area

11' 4" x 7' 9" (3.45m x 2.36m)
Double glazed French doors providing access to rear garden and opens to:

Kitchen Area

8' 10" x 7' 10" (2.69m x 2.39m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven with extractor over, fridge/freezer, powerpoints, double glazed window to rear aspect and double glazed door to side and access to:

Cloakroom/Wc

Fitted with a two piece suite comprising WC, wash hand basin and double glazed window to side aspect.

First Floor

Landing

Doors providing access to:

Bedroom One

11' 10" x 10' 5" (3.61m x 3.17m)
Double glazed window to rear aspect, powerpoints, radiator and door providing access to:

En-Suite

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

Bedroom Two

10' 5" x 9' 9" (3.17m x 2.97m)
Double glazed window to front aspect, powerpoints and radiator.

Bedroom Three

9' 2" x 9' 1" (2.79m x 2.77m)
Double glazed window to front aspect, powerpoints and radiator.

Bathroom

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

Outside

Front

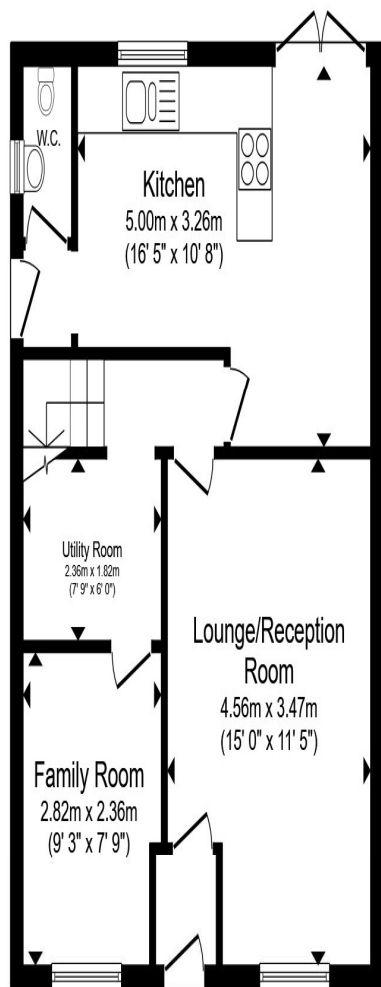
Driveway providing off street parking, area laid to lawn and gate providing side access.

Rear Garden

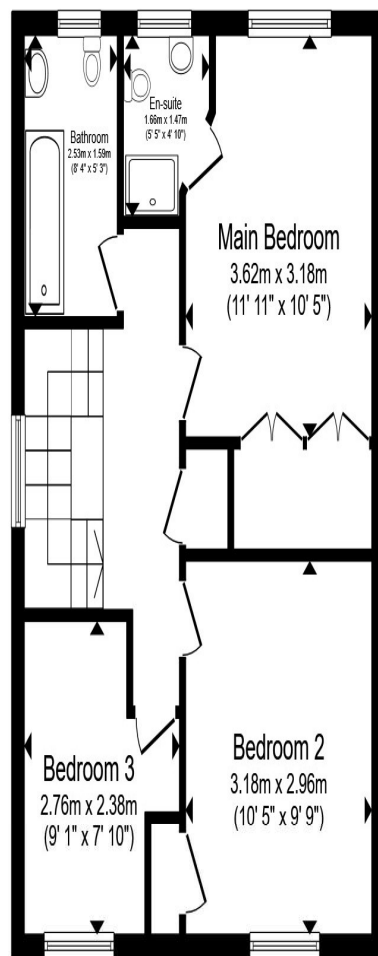
Enclosed by fencing with paved patio area, area laid to lawn, external water tap and gated side access.

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."



Ground Floor



First Floor

Total floor area 95.9 m² (1,033 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 Nant Mwlan,
Pontprennau Cardiff

- Detached Family Home
- Three Bedrooms
- Master Bedroom with En-Suite
- Lounge and Reception Room
- Fitted Kitchen Area/Dining Area and Utility Room

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

offers in excess of
£375,000



view this property online allenandharris.co.uk/Property/ROA113302



Property Ref:
ROA113302 - 0005

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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