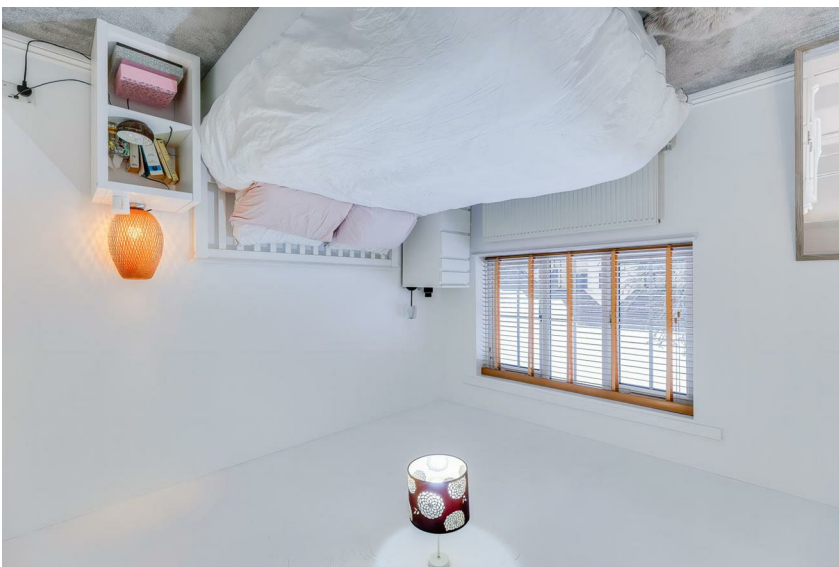


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



To book a viewing call 02920 626252

thomashwood.com



Charnwood Drive,  
Pontprenau, Cardiff,  
CF23 8NN

Guide Price  
**£370,000**

## \*\*\* CHAIN FREE \*\*\*

An exciting opportunity to purchase this three-bedroom detached family home, ideally located in the popular Pontprennau area of Cardiff. Perfectly positioned for families and commuters alike, the property is within walking distance of Pontprennau Primary School, close to local amenities and public transport, and offers excellent road links to the A48 and M4.

The current owner has maintained the property to a high standard and is offered for sale with no onward chain. The accommodation is well balanced and thoughtfully arranged, providing flexible living space including a home office, spacious open plan kitchen/dining room and integral garage. Externally, the property benefits from an enclosed rear garden and a driveway providing off-street parking for two vehicles. Viewing is highly recommended to fully appreciate the location and accommodation on offer.



## ACCOMMODATION

## ENTRANCE HALL

Entered via a double glazed PVC door to the front, with stairs rising to the first floor, laminate flooring and radiator.

## LIVING ROOM

10'2" x 14'0"

A bright and comfortable reception room with painted walls, carpeted floor, double glazed window to the front, radiator, useful under-stairs storage cupboard and door leading to the spacious kitchen.

## KITCHEN

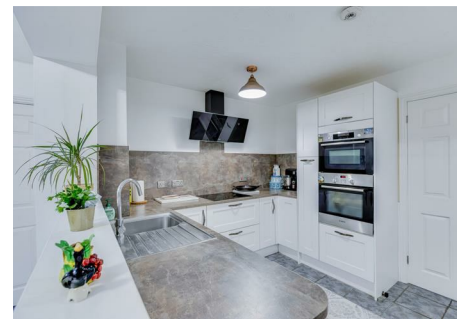
13'6" x 9'1"

Stylish open plan kitchen to the dining room and fitted by Magnet, comprising a range of wall and base units with worktops over, stainless steel sink with mixer tap, integrated AEG dishwasher, AEG induction hob with cooker hood and splashback, integrated double oven and grill, integrated AEG fridge freezer and tiled flooring.

## DINING ROOM

14'3" x 9'11"

Open plan to the kitchen, with skylight window, double glazed window to the rear and double glazed French doors opening onto the rear garden. Finished with wood laminate flooring and door to the utility room.



## Features

- DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS OPEN PLAN KITCHEN & DINING ROOM
- INTEGRAL GARAGE & DRIVEWAY PARKING
- ENCLOSED REAR GARDEN
- WALKING DISTANCE TO PONTPRENNAU PRIMARY SCHOOL
- EXCELLENT ACCESS TO THE A48 & M4
- CLOSE TO THE EXCELLENT PUBLIC TRANSPORT LINKS

## UTILITY ROOM

5'8" x 6'4"

With skylight window, radiator, wood laminate flooring, stainless steel sink, worktop, storage cupboards, plumbing for washing machine and door providing access to the cloakroom and integral garage.

## OFFICE

8'2" x 6'9"

A useful home office with double glazed window to the rear, radiator and wood laminate flooring.

## CLOAKROOM

2'1" x 6'4"

Convenient ground floor WC, fitted with wash hand basin with vanity cupboard, obscured window to the side and heated towel rail.



## INTEGRAL GARAGE

14'4" max x 8'3" max

Accessed internally via the utility room, with roller shutter door, Worcester gas combination boiler, power and lighting.

## FIRST FLOOR

## LANDING

With loft access hatch and doors to all first floor rooms.

## BEDROOM ONE

10'5" x 10'0"

Double bedroom with double glazed window to the front, with painted walls, carpeted floor radiator, built-in wardrobes and archway leading to the en-suite shower room.

## EN-SUITE SHOWER ROOM

3'1" x 7'0"

Comprising recessed shower, wash hand basin with vanity storage, vanity mirror and extractor fan.

## BEDROOM TWO

16'0" x 8'0"

A generously sized bedroom with double glazed windows to the front and rear aspects, with painted walls, carpeted floor two radiators and additional loft access hatch.

## BEDROOM THREE

7'1" max x 10'7" max

With double glazed window to the rear, painted walls, carpeted floor and radiator.

## FAMILY BATHROOM

6'0" x 5'4"

Fitted with WC, wash hand basin with vanity storage, P-shaped bath with plumbed shower over and separate mixer, tiled walls, glass splashback screen, vinyl flooring, heated towel rail, shaver point, vanity mirror and extractor fan.

## OUTSIDE

## FRONT

Driveway providing off-street parking for two vehicles, lawned area with mature tree, storage cupboard and storm porch.

## REAR

An enclosed rear garden featuring a raised stone patio, lawn and side pathway with gated access to the front.

## TENURE

This property is believed to be Freehold. This should be verified by the purchaser's solicitor.





## COUNCIL TAX

Band E

## Information

- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 1135.70 sq ft
- Current EPC Rating: C
- Potential EPC Rating: B



-  3 BEDROOMS
-  1 BATHROOMS
-  1 RECEPTION ROOMS
-  ENERGY RATING: C