

Hogg & Hogg
Estate Agents

Clos Nant Mwlan, Pontprennau, Cardiff, CF23 8NA

Cardiff

£425,000







Occupying a particularly appealing position at the upper end of this quiet road, this delightful four-bedroom detached family home enjoys an elevated setting with a lovely open aspect along the road and, from the first floor, far-reaching views towards the Channel.

The property is notably light and bright throughout, with well-planned accommodation offering excellent flexibility for modern family life.

The ground floor opens into a welcoming entrance hall, leading to a bright and spacious dual-aspect living room. This flows naturally into the separate dining room, creating a lovely arrangement for both everyday family living and entertaining. The well-appointed kitchen is positioned to the rear and is complemented by a useful utility room.

A particular feature is the professionally converted former garage, now providing a superb additional reception space. Measuring approximately 18ft in length, this versatile room could be used as a second sitting room, dining room, playroom, home office, gym or hobby room. Sliding patio doors provide a pleasant outlook and allow plenty of natural light to flood the space. A ground floor cloakroom completes the accommodation.

Upstairs are four well-proportioned bedrooms, two of which benefit from fitted wardrobes. The principal bedroom enjoys the added benefit of an en-suite shower room and excellent storage, while a family bathroom serves the remaining bedrooms.

Outside, the rear garden has been designed for ease of maintenance and is predominantly paved, with a central pond and established planting providing colour and interest. Steps lead up to an impressive brick-built workshop, offering excellent additional storage and workspace and measuring approximately 27'8" x 9'5".

There is also a useful side-return lean-to, approximately 1.4m wide and 2.4m high, with brick elevations and a corrugated plastic roof. Providing secure and practical additional storage, this space is ideal for keeping bicycles, garden equipment, outdoor furniture and other household items neatly stored away.

To the front is a generous block-paved driveway providing ample parking, with access continuing to the

A delightful four-bedroom detached family home occupying an elevated position at the upper end of this quiet Pontprennau road, enjoying lovely outlooks and far-reaching views towards the Channel. Light and spacious throughout, the accommodation includes a dual-aspect living room, separate dining room, well-appointed kitchen, utility and ground floor cloakroom. The professionally converted garage provides a superb additional reception room, ideal as a playroom, home office or second sitting room. Four bedrooms include a principal bedroom with en-suite. Outside is a low-maintenance rear garden with pond and established planting, plus a fantastic brick-built workshop. A generous block-paved driveway, fully paid-for solar panels and excellent transport links complete this appealing family home.

Council Tax Band: F

Property Type: Detached House

Bedrooms: 4

Bathrooms: 1

Receptions: 3

- Detached Freehold Family Home
- Four Bedrooms, Master En-Suite
- Three Reception Rooms
- Well Appointed Kitchen
- Utility Room
- Ground Floor Cloakroom
- Family Bathroom
- Brick Built Workshop and Side Lean To
- Front Garden with Driveway & Enclosed Rear Garden
- Solar Panels & EV Charger

















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