

Peppermint Drive

PONTRENNAU, CARDIFF, CF23 8SH

GUIDE PRICE £425,000

**Hern &
Crabtree**



Peppermint Drive

No Chain! Set within a quiet residential setting in Pontprennau, this detached four bedroom home offers well-proportioned accommodation suited to both family living and entertaining. In need of some refurbishment and modernisation, the interior unfolds with a natural flow, from a welcoming entrance hall through to a series of versatile reception spaces, including a bay fronted living room and a generous rear sitting and dining area with direct access to the garden. A separate study provides a practical work from home space, while the kitchen and adjoining utility room offer functional day to day convenience.

Upstairs, four bedrooms are arranged around a central landing, including a principal bedroom with en suite and built in storage. The remaining rooms are served by a family bathroom, creating a balanced layout for modern living. Externally, the property benefits from a private rear garden with a combination of decking and lawn, along with off road parking and a garage. The home would now benefit from some general updating, offering an opportunity for a buyer to enhance and personalise the space over time.

Pontprennau is a well regarded suburb to the north east of Cardiff, popular for its accessibility and local amenities. The area offers a selection of shops, supermarkets and everyday conveniences, along with nearby green spaces and walking routes. Well placed for transport links, it provides easy access to the A48 and M4, making it ideal for commuters. There are also reputable local schools, such as Corpus Christi Catholic High School and regular public transport connections into Cardiff city centre.



Hern & Crabtree - Virtual Staging



Hern & Crabtree - Virtual Staging



Hern & Crabtree - Virtual Staging



Hern & Crabtree - Virtual Staging



Hern & Crabtree - Virtual Staging

1477.00 sq ft

Entrance Hall

Double glazed front door with obscure glass panels. Double glazed window to the front. Curved ceiling. Stairs rising to the first floor with storage beneath. Wooden flooring. Radiator.

Living Room

Double glazed bay window to the front. Coved ceiling. Electric fireplace. Radiator. Wooden flooring.

Downstairs WC

Obscure double glazed window to the front. Coved ceiling. Tiled walls and tiled flooring. Wash hand basin. WC. Radiator.

Sitting Room / Dining Room

Double glazed windows to both sides and rear. Double glazed patio doors leading to the garden. Coved ceiling with inset lighting. Tiled flooring. Two radiators.

Study

Double glazed doors to the rear. Coved ceiling with inset lighting. Wooden flooring. Radiator.

Kitchen

Coved ceiling. Fitted with a range of wall and base units with laminate work surfaces. Stainless steel sink and drainer. Four ring gas hob with integrated electric oven and grill. Integrated fridge and freezer. Door through to utility.

Utility Room

Double glazed door to the side and window to the side. Wall and base units. Space and plumbing for washing machine and dishwasher. Housing the boiler.

First Floor Landing

Coved ceiling. Loft access. Wooden balustrade.

Bedroom One

Double glazed window to the rear. Coved ceiling. Built in wardrobes. Wooden flooring. Radiator.

En Suite

Obscure double glazed window to the side. Walk in shower. WC. Wash hand basin. Tiled walls. Laminate flooring. Radiator.

Bedroom Two

Double glazed window to the side. Radiator. Wooden flooring.

Bedroom Three

Double glazed window to the front. Built in cupboard. Radiator. Wooden flooring.

Bedroom Four

Double glazed window to the rear. Radiator. Wooden flooring.

Family Bathroom

Obscure double glazed window to the rear. Bath with shower over. WC. Wash hand basin. Tiled walls. Laminate flooring. Radiator.

Rear Garden

Enclosed garden with wooden fencing. Decked seating area with raised section and lawn beyond. The decking would benefit from some improvement.

Front and Parking

Front garden with low brick wall boundary. Driveway providing parking for two vehicles. Garage with access.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



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

