



## Speedwell Close, offers over £550,000

- COUNCIL TAX BAND G, EPC C, FIVE BEDROOMS, THREE BATHROOMS,
- 17 FT SITTING ROOM, 22 FT LOUNGE WITH FRENCH DOORS AND A JULIET BALCONY
- STUNNING NEW 2018 22 FT OPEN PLAN FITTED KITCHEN, DINING ROOM AND FAMILY ROOM
- GAS HEATING, PVC DOUBLE GLAZING
- SUPERB LANDSCAPED SOUTH FACING



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## About the property

A stylish detached larger style gable fronted four bedroom family house, built in 2006 by Messrs David Wilson Homes, a reputable firm of National House Builders, the Lauderdale in design, one of only a few built, and completed with a 10 year N H B C guarantee. The property occupies a delightful position, fronting a quiet and private residential close away from passing traffic, yet well placed within walking distance to Pontprennau shopping centre. This fabulous five bedroom family home provides deceptively spacious living space, two storey from the front, and three storey from the rear. The impressive living space could be suitable for a large family and two generation living needs, with its ground floor fifth bedroom benefiting a jack and Jill modern shower room, whilst a truly stunning features is a superb open plan kitchen, dining room and family room (22'4 x 16'4), fitted in 2018, with stylish integrated appliances. French door open onto a further impressive feature being the beautifully landscaped SOUTH FACING rear gardens. The ground floor living space whilst accommodating the fifth bedroom ad shower also benefits a super sized lounge (22'4 x 14'0), and a further useful sitting room (17'0 x 8'8). The first floor comprises four double sized bedrooms and two bathrooms, one being ensuite. The property is double fronted in design and benefits gas heating with panel radiators, white PVC double glazed windows, and entrance hall with a spindle balustrade staircase,





## Accommodation

### Location

Pontprennau Shopping Centre includes an Asda super store, a B & Q, a Gym together with various coffee shops and sofa and furniture stores as well as a Petrol Station and a McDonalds.

Speedwell Close, is a lovely quiet cul de sac road, chiefly comprising detached houses, ideal for a family and well placed for access to Pontprennau Primary School, and an exit onto both the A 48 and the M4, enabling fast travel to Cardiff City Centre and Bristol.

Within walking distance is PONTPRENNAU PRIMARY SCHOOL, ONE OF THE MOST POPULAR SCHOOLS IN CARDIFF, a shopping precinct which includes an Asda super-store and Petrol Station, a B & Q, a McDonald's restaurant, a Gym, a Costa coffee and several home furniture stores. The northern edge and highest point in the community is where the community centre, the church, Pontprennau Primary School and Pontprennau Medical Centre, dentist and pharmacy are located. Also close by is an Aldi Store, a Lidl super store, a Waitrose, Bupa private medical centre and a number of highly regarded residential retirement homes

### Ground Floor

### Entrance Porch

Open fronted, paved threshold.

### Entrance Hall

Approached via a composite part panelled double glazed front entrance door inset with stylish leaded upper lights opening in to a central hall with white traditional style panel doors providing independent access throughout the ground floor.

### Lounge

22' 4" x 14' narrowing to 10' 1" ( 6.81m x 4.27m narrowing to 3.07m )

Approached via a white traditional style panel door leading to a sizeable principal reception room inset with PVC double glazed French doors that open on to a Juliet balcony with outlooks across the landscaped and stylish rear gardens, further clear glass PVC double glazed window to rear, two radiators, chrome effect dimmer light switch.

### Sitting Room

17' x 8' 8" ( 5.18m x 2.64m )

Independently approached from the entrance hall

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## Floorplan



## Important Information

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