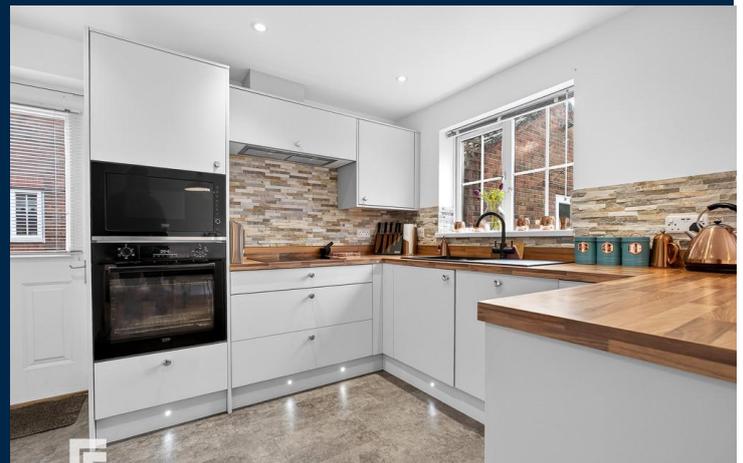
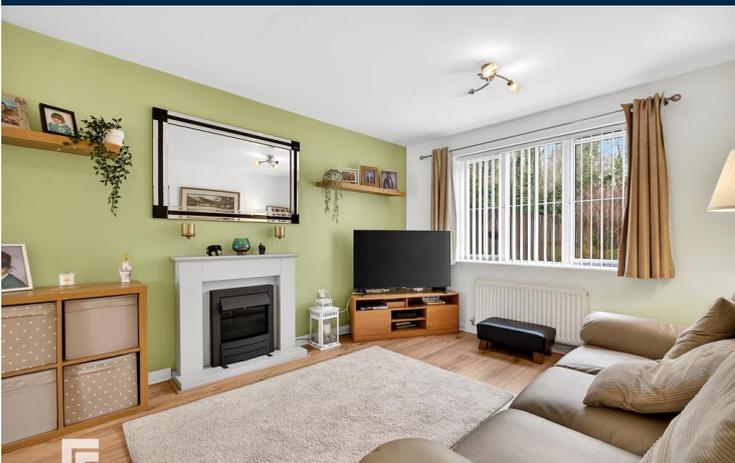




12 MAES Y BRYN  
PONTRENNAU  
CARDIFF CF23 8XQ

£395,000



DETACHED HOUSE



3



2



3



1

A delightful and well maintained detached 3 bedroomed family home situated in a secluded and quiet cul-de-sac in the Pontprennau area of Cardiff. The property briefly comprises: spacious hallway, lounge, kitchen/dining room and downstairs cloakroom. Upstairs there is a spacious master bedroom with ensuite shower room and two more bedrooms to the rear of the property as well as a family bathroom with bath and shower over the bath. Outside there are gardens to the front and rear with driveway to the front as well as more off road parking for several cars at the side of the house and leading to a detached garage.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 861 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### HALLWAY

Entered via composite door with spyhole. Obscure glazed panel to side. Laminate wood effect flooring. Stairs rising to first floor. Radiator. Door to :-

#### CLOAKROOM

Upvc obscure double glazed window to side. Laminate wood effect flooring. Two piece suite comprising pedestal wash hand basin and low level wc. Part tiled walls. Radiator.

#### LOUNGE

15' 0" x 10' 9" (4.59m x 3.29m)  
Upvc double glazed window to front. Laminate wood effect flooring. Composite fire surround with coal effect electric fire. Radiator. Door to kitchen.

#### KITCHEN/DINING ROOM

17' 2" x 11' 1" (5.24m x 3.38m)  
Kitchen - Main comfort click vinyl flooring. Range of fitted base and wall units with work surface and natural ivory stone splash backs. Inset composite sink unit with mixer tap. Built in oven with microwave and integrated hob with extractor fan over. Fridge/ freezer, washing machine and dishwasher integrated. Inset skirting lighting. Anthracite vertical radiator. Breakfast bar.

Dining Area - Upvc double glazed patio doors to rear garden with inset blinds. Upvc double glazed window to rear. Upvc double glazed door to side. Solid oak flooring. Downlighters to ceiling. Anthracite vertical radiator.

#### FIRST FLOOR

LANDING AREA - Double glazed window to side. Access to loft space. Cupboard housing gas central heating boiler.

#### BEDROOM ONE

12' 5" max into doorway x 10' 8" (3.79m x 3.27m)  
Upvc double glazed window to front. A range of fitted wardrobes with hanging and shelving. Radiator.

#### ENSUITE

Upvc double glazed window to front. Part tiled walls. Laminate flooring. Three piece suite comprising walk in shower accessed via glazed folding doors, wash hand basin and low level wc. Radiator.

#### BEDROOM TWO

9' 9" to door way x 8' 4" (2.99m x 2.56m)  
Upvc double glazed window to rear. Fitted wardrobes with hanging and shelving

#### BEDROOM THREE

8' 6" x 8' 5" (2.60m x 2.57m)  
Upvc double glazed window to rear. Wood effect flooring. Built in wardrobe with hanging and shelving. Radiator.

#### BATHROOM

Upvc double glazed window to side. Down lighters to ceiling. Fully tiled. Three piece suite comprising pannelled bath with shower over and decorative glazed screening, Vanity unit with shelving and wash hand basin and low level wc. Heated chrome towel rail.

#### OUTSIDE

##### REAR GARDEN

Enclosed South facing rear garden. Paved stone patio area. Laid to lawn with shrub and flower borders. Garden shed.

##### FRONT GARDEN

Laid to lawn. Pathway to front door. Driveway with parking for several vehicles and further parking space to front.

#### GARAGE

Detached garage with power and lighting. Personal door to rear garden.



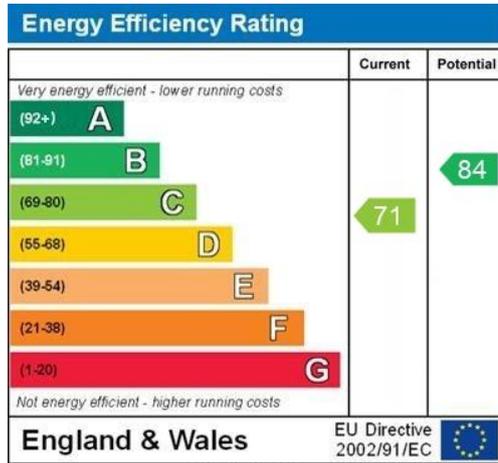
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# 12 MAES Y BRYN, PONTRENNAU, CARDIFF CF23 8XQ

GROUND FLOOR

1ST FLOOR



**BIRCHGROVE** 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



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