

# Blackberry Way

PONTPRENAU, CARDIFF, CF23 8FE

GUIDE PRICE £350,000

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Crabtree



# Blackberry Way

Located in the sought-after residential area of Pontprennau, this three-storey semi-detached townhouse offers flexible and well-balanced accommodation, ideally suited to modern family living. The property is approached via a driveway providing off-road parking and an electric vehicle charging point, with a neat frontage leading to a welcoming entrance porch.

The ground floor has been thoughtfully arranged to provide adaptable living space, including a converted garage currently utilised as a bedroom or home office, a separate playroom overlooking the rear, which can also be used as another bedroom, and a useful utility room housing the combi boiler with direct access to the garden. A downstairs shower room adds further practicality.

To the first floor, a bright and generously proportioned living room enjoys a Juliet balcony to the front, allowing natural light to flow through the space. The kitchen and dining room is positioned to the rear, fitted with a range of units, integrated appliances and ample space for family dining.

The second floor hosts three bedrooms, including a principal bedroom with fitted storage and en-suite shower room, alongside a family bathroom and additional bedrooms, offering versatility for growing families or home working requirements.

Pontprennau is a well-regarded suburb of Cardiff, popular for its convenient access to the A48 and M4, making it ideal for commuters. The area benefits from a range of local amenities including supermarkets, cafés, and leisure facilities, while nearby Llanishen and Pentwyn provide further shopping options. Well-regarded primary and secondary schooling are within easy reach, and there are pleasant green spaces and walking routes nearby. Regular bus links provide straightforward access to Cardiff City Centre, which lies approximately a short drive away, offering a wide selection of retail, dining and cultural attractions.



# 1457.00 sq ft

## Entrance Hall

Front door with storm porch. The entrance hallway provides access to the ground floor accommodation and features wooden flooring, radiator, staircase rising to the first floor, and under-stairs storage.

## Downstairs Bathroom

Double glazed obscure window to the front. Fitted with walk-in shower, toilet, wash hand basin, radiator and laminate flooring.

## Ground Floor Bedroom / Office ( Converted Garage)

Double glazed window to the front. Originally the garage, this versatile space is currently used as a bedroom or office, with wooden flooring and radiator.

## Playroom / Bedroom

Double glazed window to the rear. A flexible reception room with radiator and wooden flooring, suitable as a playroom, snug or additional sitting room.

## Utility Room

Double glazed window and door to the rear. Fitted with stainless steel sink and drainer, laminate work surfaces, plumbing and space for washing machine and tumble dryer. Houses the combi boiler. Tiled flooring and radiator.

## First Floor Landing

Wooden bannister, staircase to second floor, and access to principal living accommodation.

## Living Room

Double glazed windows and double doors opening to a Juliet balcony at the front. Two radiators and wooden flooring, offering a bright and spacious reception area.

## Kitchen / Dining Room

Two double glazed windows to the rear. Fitted with wall and base units, composite work surfaces, integrated electric oven, gas hob, and dishwasher space. Stainless steel sink with drainer and glass splashback. Wooden flooring and radiator.

## Second Floor Landing

Hatch access to loft and built-in airing cupboard housing water tank. Wooden bannister.

## Bedroom One

Double glazed window to the front. Built-in wardrobe and radiator.

## En-Suite

Double glazed obscure window to the front. Walk-in shower, toilet, wash hand basin, radiator and laminate flooring.

## Bedroom Two

Double glazed window to the front with radiator.

## Bedroom Three

Double glazed window to the rear, radiator and built-in storage cupboard.

## Family Bathroom

Double glazed obscure window to the side. Bath with shower over, wash hand basin, toilet, radiator and laminate flooring.

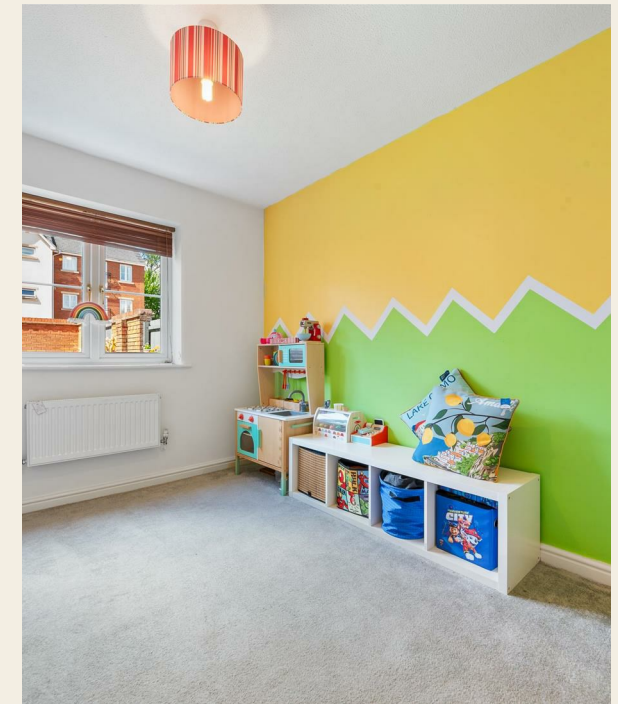
## Exterior

Front driveway providing off-road parking for one vehicle with electric car charging point. Pathway to entrance and small front approach.

## 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Approx Gross Internal Area  
139 sq m / 1457 sq ft



Ground Floor  
Approx 45 sq m / 480 sq ft

First Floor  
Approx 46 sq m / 492 sq ft

Second Floor  
Approx 45 sq m / 484 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

