



Clos Nanteos, Pontprennau Cardiff CF23 8XR

welcome to

Clos Nanteos, Pontprennau Cardiff

A spacious four-bedroom detached family home in sought-after Pontprennau, offering excellent access to the A48/M4 and Cardiff Gate. Featuring a spacious living room, dining room, fitted kitchen, master with en-suite, enclosed rear garden, off-road parking and detached garage. Viewing Recommended!

Ground Floor

Entrance

Via a double glazed front door into:

Hallway

Stairs rising to first floor, radiator and doors providing access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin inset to vanity unit, radiator and double glazed obscure window to rear aspect.

Living Room

19' 8" x 10' 10" (5.99m x 3.30m)

Double glazed window to front aspect, two radiators, wood burner, powerpoint and double glazed patio doors providing access to rear garden.

Dining Room

9' 10" x 9' 2" (3.00m x 2.79m)

Double glazed window to front aspect and radiator.

Kitchen

17' 9" x 9' 10" (5.41m x 3.00m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink and drainer unit, spaces for cooker, washing machine and fridge/freezer, powerpoints, tiled splashbacks, double glazed window to rear aspect and double glazed door to side providing access to rear garden.

First Floor

Landing

Airing cupboard and doors providing access to:

Bedroom One

11' 2" x 10' 2" (3.40m x 3.10m)

Double glazed window to front aspect, powerpoint, radiator, fitted wardrobes and door providing access to:

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, radiator and double glazed obscure window to front aspect.

Bedroom Two

10' 6" x 10' 2" (3.20m x 3.10m)

Double glazed window to front aspect, powerpoint, radiator and fitted wardrobes.

Bedroom Three

9' 10" x 8' 10" (3.00m x 2.69m)

Double glazed window to rear aspect, powerpoint and radiator.

Bedroom Four

11' 6" x 6' 11" (3.51m x 2.11m)

Double glazed window to rear aspect, powerpoint and radiator.

Bathroom

Fitted with a three piece suite comprising bath, WC, wash hand basin inset to vanity unit, radiator and double glazed obscure window to rear aspect.

Outside

Front

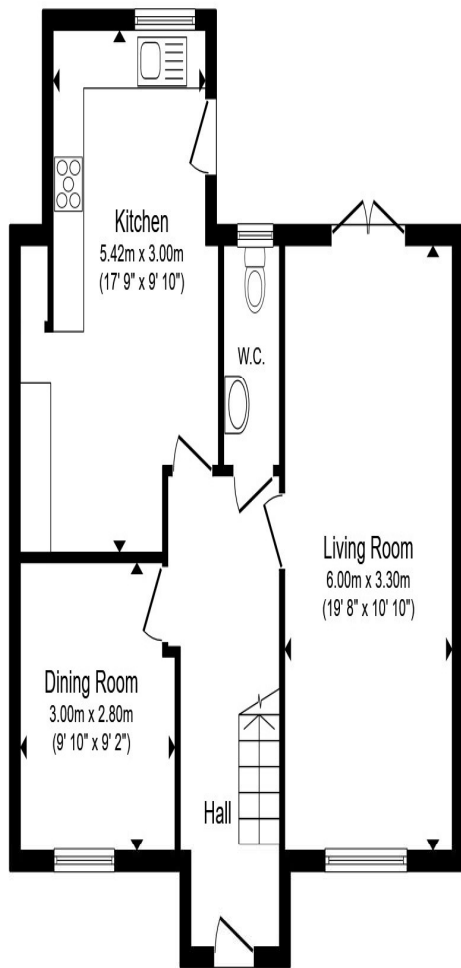
Shrubbed and stoned chipped areas and path with step leading to front entrance and driveway to side providing off street parking.

Rear Garden

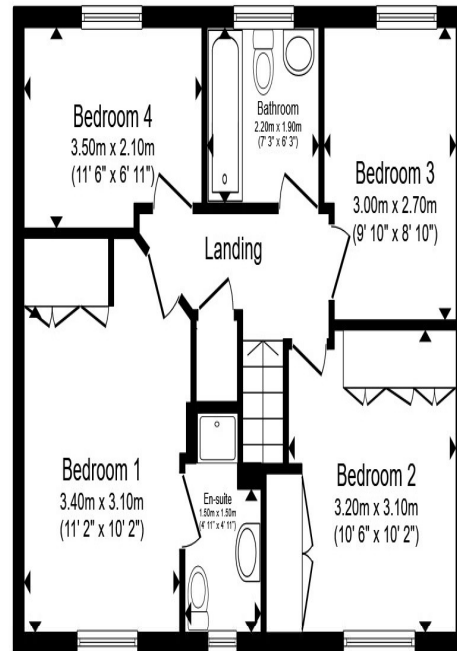
Enclosed, mainly laid to lawn with patio area and access via a pedestrian door to garage.

Separate Garage

With up and over door.



Ground Floor



First Floor

Total floor area 115.4 m² (1,242 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Clos Nanteos,
Pontprennau Cardiff

- Detached Family Home
- Four Bedrooms
- Master Bedroom with En-Suite
- Living Room and Downstairs WC
- Dining Room and Fitted Kitchen

Tenure: Freehold EPC Rating: C
Council Tax Band: F

offers in excess of

£450,000



view this property online [allenandharris.co.uk/Property/ROA114964](https://www.allenandharris.co.uk/Property/ROA114964)



Property Ref:
ROA114964 - 0002

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