

27 Clonakilty Way,

Pontprenau, Cardiff, CF23 8PR



Estate Agents and
Chartered Surveyors

Guide Price

£284,995



End Terraced House



Property Description

Very well presented three bedroom end of terrace property in the ever popular area of Pontprennau, Cardiff. The home offers modern accommodation throughout and is to be sold with no onwads chain. The home benefits from a log cabin to the rear ideal for a home office, studio or gym. Offering a light and airy lounge with kitchen to the rear and cloakroom with WC to the front, three bedrooms to the first floor and newly fitted shower room. Be quick before it's gone.

Tenure Freehold

Council Tax Band D

Floor Area Approx 753 Sq Ft

Viewing Arrangements
Strictly by appointment

LOCATION

This delightful property is in the Pontprennau area of Cardiff close to Cardiff Gate retail park with a range of retail units and links to the M4 motorway. There is also a school, community centre and doctors surgery nearby. A regular bus service runs regularly to the city centre.

ENTRANCE HALL

Enter into hallway via composite front door. Upvc double glazed window to side. Laminate flooring with textured ceiling. Single pendant light. Door leading to cloakroom and lounge.

CLOAKROOM

Fitted with a traditional two piece suite comprising WC and wash hand basin. Upvc double glazed obscure window to front. Laminate flooring with single light pendant.

LOUNGE

15' 9" x 14' 7" (4.82m x 4.45m)
Staircase leading to first floor. Upvc double glazed window to front. Laminate flooring, textured ceiling with single pendant light. Door leading to kitchen.

KITCHEN

14' 7" x 8' 2" (4.45m x 2.51m)
Fitted with a range of base and eye level units with contrasting worktops over. Built in double oven, gas hob with cooker hood over. Inset stainless steel sink unit plus drainer. Space for washing machine and free standing fridge/freezer. Space for table and chairs. Upvc double glazed window to rear and Upvc double glazed French doors to rear garden. Under stair storage cupboard with space for tumble dryer.

LANDING

Access to all first floor rooms. Carpeted floor and texture ceiling. Loft access with pull down ladder.

BEDROOM ONE

13' 4" x 8' 5" (4.07m x 2.59m)
Upvc double glazed window to front. Carpeted floors textured ceiling with single pendant light.

BEDROOM TWO

10' 9" x 8' 6" (3.28m x 2.60m)
Upvc double glazed window to rear. Carpeted floors textured ceiling with single pendant light.

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BEDROOM THREE

6' 11" x 5' 8" (2.12m x 1.75m)

Upvc double glazed window to front. Carpeted floors textured ceiling with single pendant light.

SHOWER ROOM

Fitted with a modern three piece suited comprising walk in corner shower enclosure, WC and wash hand basin. Upvc double glazed obscure window to rear. Tiled floors, smooth ceiling with spot lighting.

CABIN/OFFICE

8' 10" x 7' 2" (2.71m x 2.20m)

Wooden interior with solid wooden floors. Upvc double glazed window and door to front. Fitted with its very own fuse board, lighting and 3 double sockets.

OUTSIDE

Front - Off road parking to front via double width driveway.

Rear - Enclosed garden to rear comprising of paving, artificial grass and stone chippings with a fence surround. Pebble pathway leading to cabin.

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TOTAL FLOOR AREA: 810 sq.ft. (75.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Memphis 12/22

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C	75	
(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	

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