

5 Heol Ffynnon Wen, Pantmawr, Cardiff, CF14 7TN



Estate Agents and
Chartered Surveyors

Asking Price Of

£440,000



Semi Detached



Property Description

Upgraded, Modern and Move In Ready - This four bedroom semi detached family home sits itself in the Pantmawr area. The home is extended to the rear offering spacious living accommodation with an integral garage and driveway parking. Further benefits include a utility room, cloakroom and spacious rear garden.

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,417 sq ft

Viewing Arrangements
Strictly by appointment

PROPERTY DESCRIPTION

Beautifully presented throughout this modern four bedroom semi detached property is a true family home. Offering ample space for the large family and positioned within close proximity to the A470. Internally the property comprises; entrance porch, hallway, lounge, sitting room, kitchen, utility room and cloakroom all to the ground floor. To the first floor you will find four bedrooms, three of which are double rooms plus a modern family bathroom complete with four piece bathroom suite. You can find an integral garage which offers ample space for storage and parking and is fully equipped with power sockets and lighting. A driveway can be found to the front offering parking for a number of vehicles. Finally to the rear of the home you will find an enclosed mature garden complete with a range of plants, trees and shrubbery.

LOCATION

Situated in the popular residential suburb of Pantmawr close to Rhiwbina Village and Whitchurch Village offering an abundance of local shopping facilities. There is a regular bus service into the City Centre also close at hand with road links to the A470 and M4 motorway a short drive from the house. Whitchurch Golf Club is also close by as well as numerous parks and recreational facilities. Well regarded Primary and Secondary

schools are also within walking distance.

ENTRANCE PORCH

5' 1" x 1' 2" (1.55m x 0.38m)

Upvc double glazed surround with door leading to hallway. Central light pendant with laminate flooring.

HALLWAY

Staircase leading to first floor. Door leading to lounge, sitting room and kitchen. Under stair storage cupboard. Smooth ceilings, central light pendant with laminate flooring. (Parquet flooring underneath through hallway, lounge and sitting room)

LOUNGE

11' 10 max" x 11' 10" (3.61m x 3.61m)

Upvc double glazed window to front. Central chimney breast, smooth ceilings with central light pendant and laminate flooring

SITTING ROOM

22' 11 max" x 20' 8 max" (6.99m x 6.3m)

Upvc double glazed French doors leading to rear garden, Upvc double glazed window to rear and side. Central chimney breast with electric fireplace and surround. Smooth ceilings, with two central light pendants and laminate flooring.

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KITCHEN

14' 11" x 9' 4 max" (4.56m x 2.84m)
Fitted with a range of base and eye level units with solid walnut worktops over. Inset composite sink unit plus drainer. Built in double oven, gas hob and cooker hood over. Space for free standing fridge/freezer. Integral dishwasher and space for washing machine. Upvc double glazed window to rear and side. Upvc double glazed door to side. Porcelain tiled flooring and smooth ceiling with spot lighting. Door leading to utility room.

UTILITY ROOM

5' 2" x 4' 7" (1.60m x 1.42m)
Fitted with base and eye units with worktops over. Space for tumble dryer and wall fitted shelving for storage. Tiled flooring with textured ceiling and central light pendant. Door leading to cloakroom and garage

CLOAKROOM

Fitted with a traditional two piece bathroom suite comprising WC and wash hand basin. Upvc double glazed Obscure window to side

LANDING

Spacious landing with access leading to all first floor rooms. Upvc double glazed window to rear. Built in double storage cupboard with shelving. Smooth ceiling with central light pendant and carpeted flooring

BEDROOM ONE

11' 10 max" x 12' 5" (3.61m x 3.81m)
Smooth ceilings with central light pendant and carpeted flooring. Upvc double glazed window to rear.

BEDROOM TWO

11' 10 max" x 11' 10" (3.61m x 3.63m)
Built in fitted wardrobes. Smooth ceiling with central light pendant and carpeted flooring. Upvc double glazed window to front.

BEDROOM THREE

14' 11" x 7' 4" (4.55m x 2.25m)
Smooth ceiling with central light pendant and carpeted flooring. Upvc double glazed window to front x2.

BEDROOM FOUR

8' 0" x 7' 1" (2.46m x 2.18m)
Smooth ceiling with Central light pendant and carpeted flooring. Upvc double glazed window to side.

FAMILY BATHROOM

Fitted with a modern four piece bathroom suite comprising bath with separate shower, WC and wash hand basin. Upvc double glazed obscure window to side x2. Smooth ceilings with spot lighting and vinyl flooring.

GARAGE

11' 4" x 8' 1" (3.46m x 2.47m)
Standard up and over garage door with power sockets and lighting.

OUTSIDE

Front - A block paved driveway can be found to the front providing parking for a number of cars, with a broad range of plants, trees and shrubbery.

Rear - Side access leads to an enclosed rear garden which is mostly laid to lawn and also offers a range of plants, trees and shrubbery. There are also a number of vegetable patches ideal for a kitchen garden.

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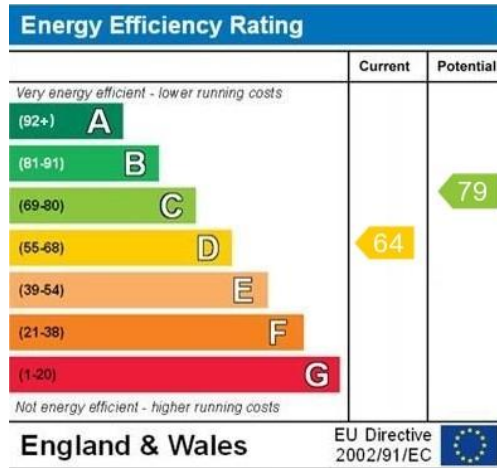
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GROUND FLOOR

1ST FLOOR



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