

# 1 Cowslip Close,

Pontprennau, Cardiff, CF23 8NH



Estate Agents and Chartered Surveyors

Guide Price

**£365,000**



Detached House

3

1

2

3

# Property Description

Situated in a quiet cul de sac in Pontprennau, Cardiff this wonderful home is ideal for a growing family. This property firstly offers off road parking for two cars via a double width driveway leading to an integral garage. Internally the property accommodation briefly comprises; entrance hallway, cloakroom, lounge, dining room, conservatory, kitchen and utility room all to the ground floor.

To the first floor you will find three spacious bedrooms and a family bathroom complete with three piece bathroom suite.

Outside the property offers a large enclosed garden with ample space for outside dining and entertaining with a large patio area, great lawn space and decking to the rear. A detached out building can also be found which is complete with a jacuzzi hot tub with a wonderful outlook of the rear garden.

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 861 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

Pontprennau is a great location for anyone needing easy access to the M4 corridor and Cardiff's city center. The home is positioned in a quiet cul de sac within walking distance to Cardiff Gate retail park offering a range of shops and retailers, along with wonderful walks through parks and forestry. There are a number of regular public transport links also which provide convenient access around Cardiff.

## ENTRANCE HALL

Enter into hallway with staircase leading to first floor. Door leading to cloakroom and lounge. Smooth walls with textured ceiling and pendant lighting with laminate flooring.

## CLOAKROOM

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

## LOUNGE

13' 4" x 12' 2" (4.08m x 3.73m)  
Smooth walls with textured ceiling and laminate flooring with pendant central lighting. Upvc double glazed window to front. Opening to dining room.

## DINING ROOM

11' 3" x 7' 6" (3.44m x 2.30m)  
Smooth walls and textured ceiling with central light pendant and laminate flooring. Sliding doors leading into conservatory and door leading to kitchen.

## CONSERVATORY

11' 8" x 9' 2" (3.56m x 2.80m)  
Upvc double glazed surround with french doors leading to rear garden.

## KITCHEN

10' 9" x 7' 8" (3.28m x 2.35m)  
Fitted with a range of base and eye level units with worktops over. Free standing cooker and hob with cooker hood over. Inset one and half bowl sink unit plus drainer. Space for free standing fridge/freezer and dishwasher. Tiled flooring with splash back and smooth walls with textured ceiling and central light pendant. Upvc double glazed window to rear garden. Opening to utility room.

## UTILITY ROOM

7' 11" x 7' 4" (2.43m x 2.25m)  
Fitted with a range of base and eye level units with

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worktops over. Space for washing machine and tumble dryer with a wall mounted boiler. Smooth walls and textured ceilings with strip light. Door leading to rear garden and garage.

### LANDING

Access to all first floor rooms. Smooth walls and textured ceiling with central light pendant and carpeted flooring. Upvc double glazed window to side. Loft hatch with pull down ladder. Airing cupboard provides additional storage.

### BEDROOM ONE

12' 11" x 8' 11" (3.94m x 2.72m)

Two built in double wardrobes. Papered walls with textured ceiling and central light pendant with laminate flooring. Upvc double glazed window to front.

### BEDROOM TWO

9' 0" x 8' 9" (2.75m x 2.68m)

Built in double wardrobes. Smooth walls with textured ceiling and central light pendant with laminate flooring. Upvc double glazed window to rear.

### BEDROOM THREE

9' 9" x 6' 4" (2.98m x 1.94m)

Single storage cupboard over the stairs. Smooth walls with textured ceiling and central light pendant. Laminate flooring. Upvc double glazed window to front.

### BATHROOM

Fitted with a traditional three piece bathroom suite comprising bath with shower over, WC and wash hand basin with under basin storage. Tiled walls and smooth ceiling with central light pendant and vinyl flooring. Upvc double glazed obscure window to rear.

### OUTSIDE

#### FRONT

Tarmac driveway to front providing off road parking for two cars in front of the garage with a front garden laid to lawn. Side access leading to rear garden.

#### Rear

Enclosed rear garden comprising of a large patio area ideal for outside dining and entertainment with the remainder laid to lawn. A decked area can be found at the back of the garden perfect for outside furniture. Upvc shed to the side offers a great space for additional storage and garden tools.

### OUTBUILDING

Outbuilding housing jacuzzi hot tub (to remain) with wooden flooring and Upvc double glazed surround

### GARAGE

8' 0" x 18' 1" (2.44m x 5.52m)

Accessed via up and over door. Power and lighting.

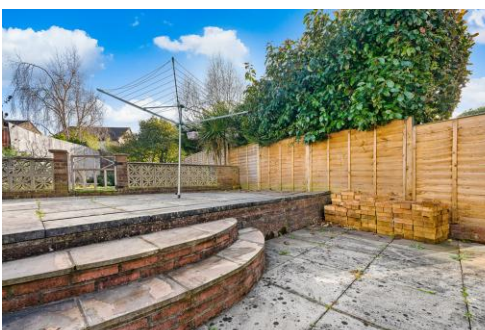


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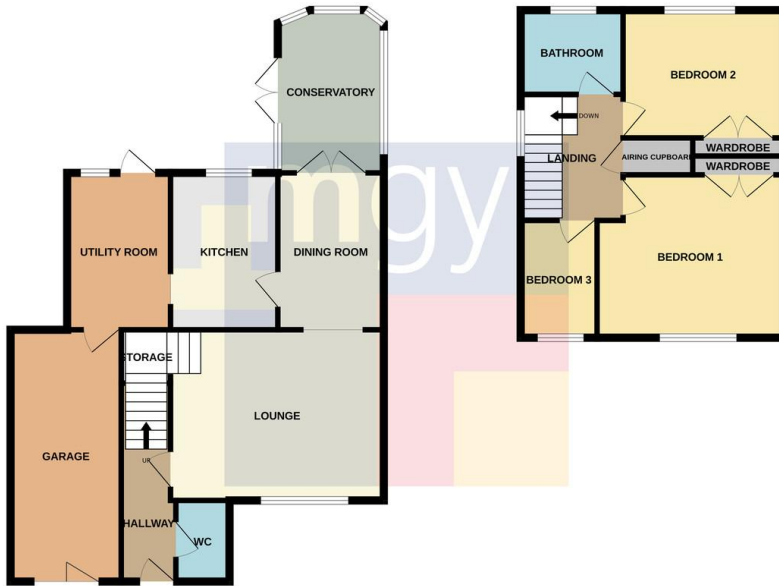
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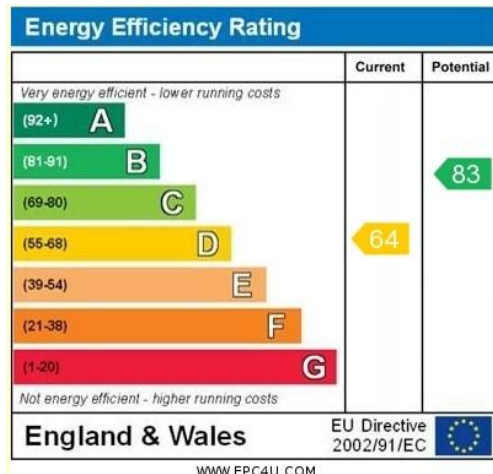
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GROUND FLOOR  
763 sq.ft. (70.9 sq.m.) approx.

1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 1206 sq.ft. (112.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other areas 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 is given as to their operability or efficiency can be given.  
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