

18 Charnwood Drive,

Pontprenau, Cardiff, CF23 8NN



Estate Agents and  
Chartered Surveyors

Guide Price

£360,000



Detached House



# Property Description

This extended three bedroom detached family home sits itself on a quiet cul de sac in the heart of Pontprennau, Cardiff. The home offers two large reception rooms plus study room, three bedrooms and also comes with an integral garage. The property has been modernised and upgraded throughout offering a modern newly fitted kitchen with integral appliances, modern down stairs cloakroom and a family bathroom to the first floor. Not forgetting an enclosed low maintenance garden to the rear ideal for children and families.

Internally the property accommodation briefly comprises; Entrance hall, lounge, kitchen, dining room, study, utility room and cloakroom.

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

Parking can be found to the front off road via a driveway for two plus cars leading to an integral garage. The rear garden is enclosed and is mostly laid to lawn ideal for children to play.

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 1,097 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## HALLWAY

Upvc double glazed front door into hallway. Staircase leading to first floor. Door leading to lounge. Smooth walls and textured ceilings with central light pendant and laminate flooring.

## LOUNGE

14' 0" x 10' 1" (4.27m x 3.09m)  
Upvc double glazed window to front. Smooth walls and textured ceilings with central light pendant and carpeted flooring. Under stair storage cupboard. Door leading to kitchen.

## KITCHEN

13' 6" x 8' 11" (4.12m x 2.74m)  
Fitted with a range of modern base and eye level units with laminate worktops over. Inset stainless steel sink unit plus drainer. Built in oven's one standard oven and the other a microwave oven, induction hob and cooker hood over. Integral dishwasher and fridge/ freezer with space saving storage. Smooth walls with textured ceiling and two central light pendants with tiled flooring.

## DINING ROOM

14' 3" x 10' 5" (4.35m x 3.20m)  
Smooth walls and textured ceiling with central light pendant and laminate flooring. Upvc double glazed French doors leading to rear garden and wooden

double glazed window to rear. Two skylights providing additional lighting. Door leading to inner utility room.

## UTILITY ROOM

6' 3" x 5' 6" (1.93m x 1.70m)  
Fitted with a base unit with worktops over and inset sink unit. Space for washing machine and tumble dryer. Smooth walls with textured ceiling and laminate flooring. One wall light providing lighting. Skylight to ceiling. Door leading to office, cloakroom and garage.

## OFFICE

8' 1" x 6' 9" (2.47m x 2.07m)  
Smooth walls, textured ceiling with central light pendant and laminate flooring. Double glazed wooden window to rear.

## CLOAKROOM

Fitted with a modern two piece suite comprising WC and wash hand basin with under mount storage. Smooth walls with textured ceiling with a central light pendant and laminate flooring. Double glazed obscure wooden window to side.

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## LANDING

Smooth walls and textured ceiling with central light pendant and carpeted flooring. Access to all first floor rooms.

## BEDROOM ONE

10' 5" x 10' 0" (3.20m x 3.07m)

Smooth walls and textured ceiling with central light pendant and carpeted flooring. Two built in fitted double wardrobes. Storage cupboard over the stairs. Archway leading to en suite. Upvc double glazed window to front.

## EN SUITE

Complete with a two piece suite comprising of walk in shower cubicle and wash hand basin with under mount storage. Smooth walls and textured ceiling with central light pendant and carpeted flooring.

## BEDROOM TWO

15' 11" x 8' 1" (4.87m x 2.47m)

Smooth walls with textured ceiling and central light pendant with carpeted flooring. Upvc double glazed window to front and wooden double glazed window to rear. Loft hatch providing access to loft space.

## BEDROOM THREE

10' 8" x 7' 1" (3.26m x 2.18m)

Smooth walls with textured ceiling and central light pendant with carpeted flooring. Double glazed wooden window to rear.

## BATHROOM

Fitted with a modern three piece bathroom suite comprising bath with shower over, WC and wash hand basin with under mount storage. Double glazed obscure wooden window to rear.

## GARAGE

16' 1" x 8' 4" (4.92m x 2.56m)

Wall mounted combi boiler to external wall. Complete with electric sockets and lights with a rolling shutter garage door.

## OUTSIDE

### FRONT :

Spacious driveway to the front with parking for two plus cars leading to garage and a front garden laid to lawn. Side access leading to an enclosed rear garden.

### REAR:

Enclosed rear garden offering a combination of paving with the remainder laid to lawn ideal for children to play.

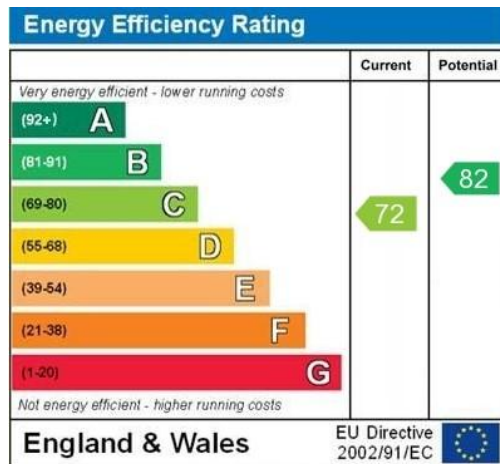
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