

7 Lovage Close,
Pontprennau, Cardiff, CF23 8SB



Estate Agents and
Chartered Surveyors

Asking Price Of

£380,000



Detached House



Property Description

A stunning detached property in the much sought after Pontprennau area. Offering two reception rooms with an open plan modern kitchen and dining room with French doors leading onto the rear garden. Three bedrooms can be found to the first floor and a family bathroom. With off road parking via a drive for two cars and a landscaped split level garden. IDEAL FAMILY HOME.

Tenure Freehold

Council Tax Band E

Floor Area Approx 1065 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 HALLWAY

Entered via wooden door with inset double glazed stained glass panel. Tiled flooring. Stairs to first floor. Radiator.

CLOAKROOM

Obscured and stained glass double glazed window to front. Tiled floor. W.c, vanity closed wash hand basin with mixer tap and with storage below. Extractor to ceiling.

STUDY

11' 9" x 8' 0" (3.60m x 2.46m)
Large double glazed window to front. Coved ceiling. Radiator. Radiator. Luxury vinyl tile flooring (LVT). Telephone point. Fitted cloak hanging with sliding door and a sliding door to :-

UTILITY ROOM

Plumbing and space for washing machine and tumble dryer. Work surface and shelving.

LOUNGE

14' 6" x 12' 2" (4.42m x 3.71m)
Double glazed uPVC bay window to front. Feature fireplace with inset coal effect gas fire. 2 radiators. Coved ceiling.

KITCHEN/ DINING ROOM

24' 5" x 9' 7" (7.44m x 2.92m)
2 Double glazed uPVC windows overlooking rear garden. Double glazed uPVC French doors leading to rear garden. Modern fitted kitchen with work surfaces and tiled splash backs incorporating one and a half stainless steel sink unit with mixer tap. Integrated full length fridge, double oven, 5 ring gas hob, integrated dishwasher and freezer. Contemporary tall radiator.

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STAIRS AND LANDING

Obscured Double glazed uPVC window to side. Access to loft space. Generous storage cupboard with hanging and shelving. Radiator with decorative cover.

BEDROOM ONE

10' 6 to wardrobes" x 8' 9" (3.2m x 2.67m)

Double glazed uPVC window to front. Fitted wardrobe. TV aerial point. Radiator. Coved ceiling. Door to:-

EN SUITE

Obscured double glazed uPVC window to side, w.c, vanity enclosed wash hand basin with mixer tap and with storage below, shower cubicle with mains shower. Tiled walls. Chrome heated towel rail. Shaver point. Extractor to ceiling.

BEDROOM TWO

9' 7" x 8' 9" (2.92m x 2.67m)

Double glazed uPVC window to rear. Radiator. Fitted wardrobe.

BEDROOM THREE

7' 4" x 6' 5" (2.24m x 1.96m)

Currently used as a dressing room. Double glazed uPVC window to front. Radiator. Fitted mirror fronted wardrobes.

BATHROOM

Obscured double glazed uPVC window to rear. Shower bath with mixer tap and with mains shower over, w.c, vanity enclosed wash hand basin with mixer tap and with cupboard below. Chrome heated towel rail. Tiled floor. Part tiled walls.

OUTSIDE

Rear- a lovely enclosed garden. Gate to side leading to front. Outside water tap. Paved seating area. Shed. Steps up to a lawn with borders.

Front- Double drive.

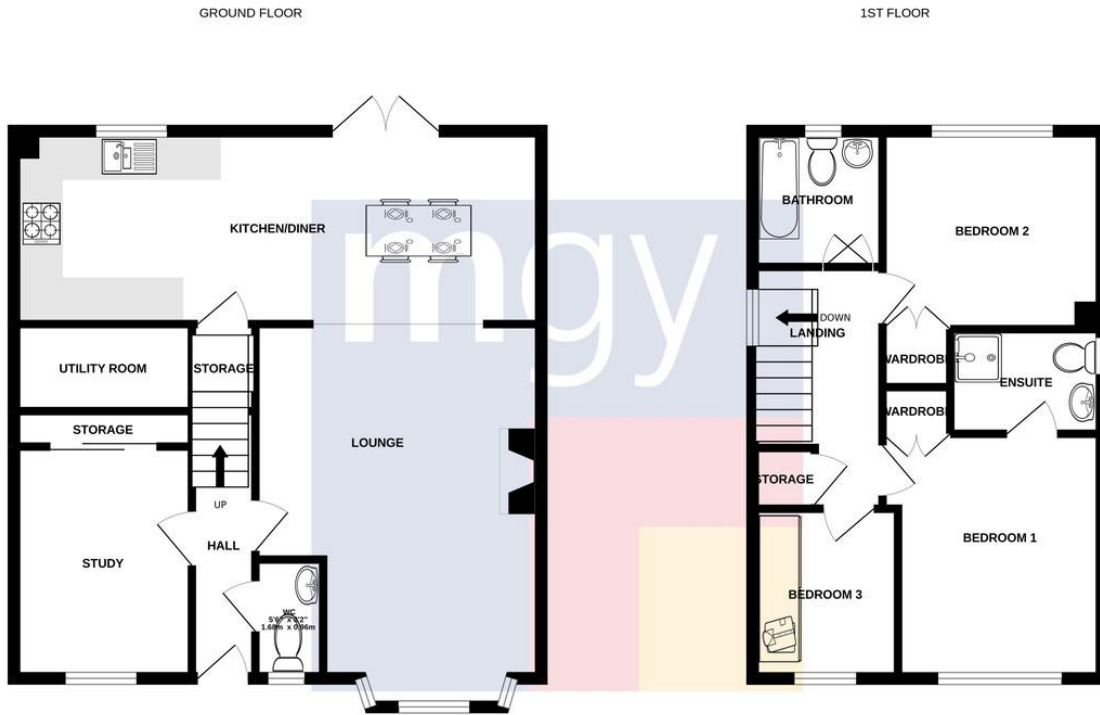
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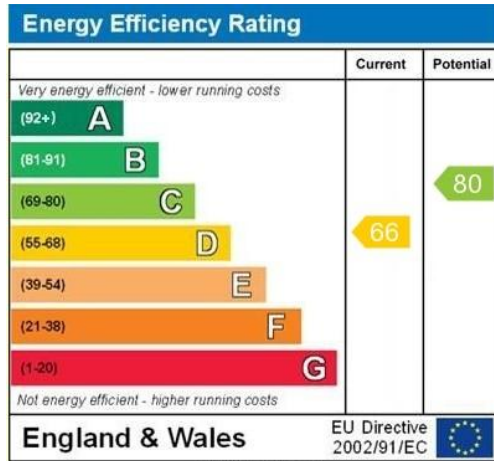
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