

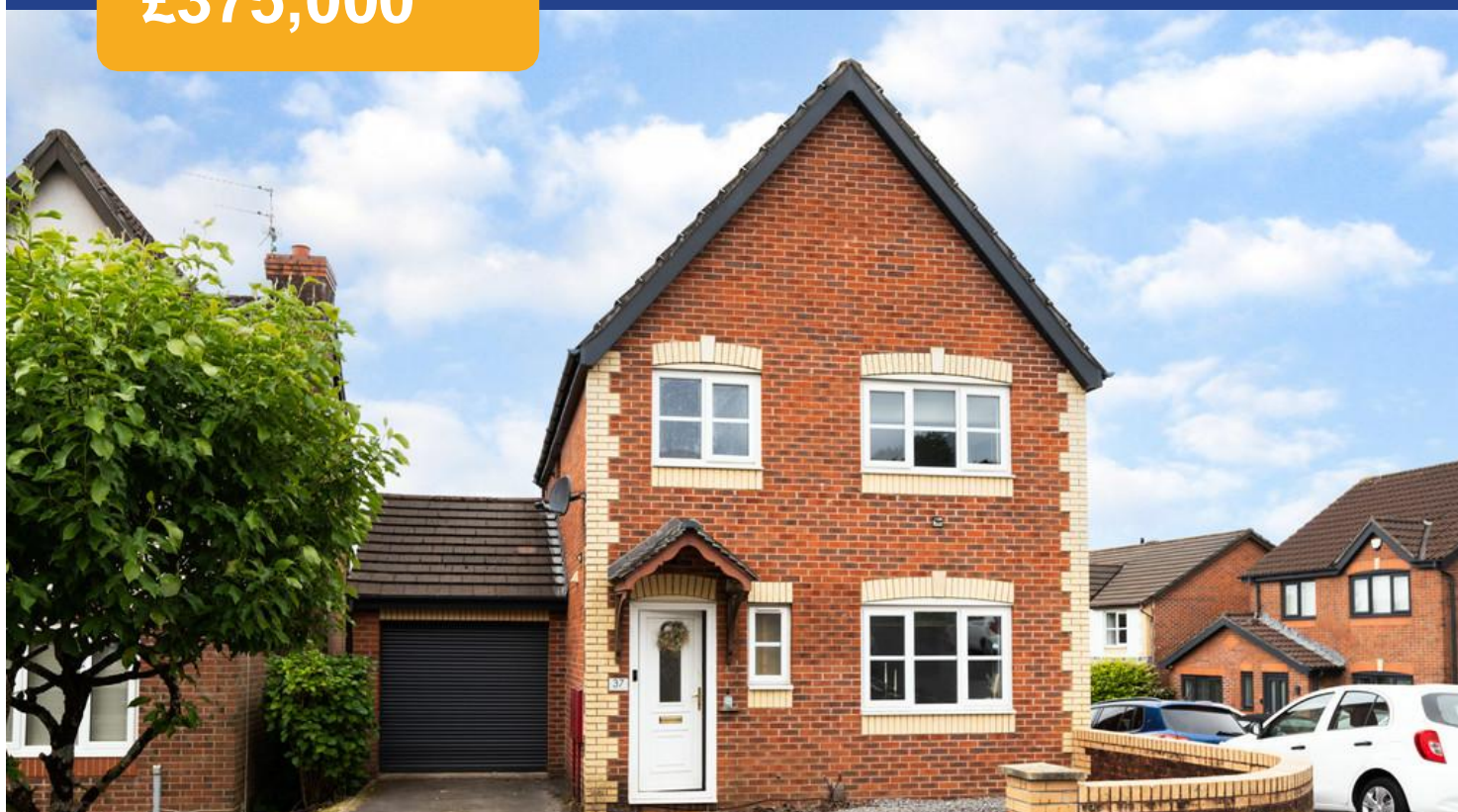
37 Nasturtium Way,
Pontprennau, Cardiff, CF23 8SF



Estate Agents and
Chartered Surveyors

Guide Price

£375,000



Detached House

3

2

3

1

Property Description

This stunning three bedroom detached family home has been beautifully upgraded from top to bottom. The home offers spacious living accommodation throughout offering modern fixtures and fitting with its very own bespoke wine cellar. Starting with ample off road parking to the front via a driveway leading to the front door. The entrance hallway provide access to a downstairs WC and the living room with a staircase leading to the first floor. The lounge area is bright with an abundance of natural light leading into the kitchen/dining room. The kitchen has been newly installed with a range of modern base and eye level units and a range of integral appliances. With the kitchen's position to the rear of the home directly south facing with patio doors leading into the rear garden. To the first floor you will find three spacious bedrooms and family bathroom. The master bedroom also benefits from an en suite shower room. There are two single storage cupboard to the first floor landing, one of which houses the Combi boiler which was installed in 2018.

Outside to the rear of the property you will find an enclosed garden comprising of a decked area, ideal for outside dining with the remainder laid to lawn. Access to an external utility room and storage shed can also be found with a rear door leading into the garage. The garage has been fully installed with power sockets and lighting and can be used for storage, parking or even as a workshop if needed.

Tenure Freehold

Council Tax Band E

Floor Area Approx 850 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Pontprennau is situated in the North of Cardiff and has good transport links to the city centre and M4 motorway. Pontprennau has a community centre, doctors, dentist, retail park with many outlets including Asda, B&Q, and Waitrose.

ENTRANCE HALL

Enter into hallway via Upvc double glazed front door. Smooth walls and ceilings with spot lighting and laminate flooring to finish. Carpeted staircase leading to first floor. Door leading into cloakroom and lounge.

CLOAKROOM

Fitted with a modern two piece suite comprising WC and wash hand basin. Tiled walls and tiled flooring with smooth ceilings and sensor spot lighting.

LOUNGE

16' 4" x 13' 4" (5m x 4.08m)
Smooth walls and ceilings with spot lighting and laminate flooring to finish. Bespoke under stairs wine cellar finished in solids oak and lighting. Upvc double glazed window to front. Door leading into kitchen/dining room.

KITCHEN/DINING ROOM

16' 4" x 9' 0" (5.00m x 2.75m)
Fitted with a modern range of base and eye level units with worktops over. Inset composite sink unit with an insinkerator hot tap plus drainer. Built in oven, microwave, induction hob and cooker hood Over. Integral fridge/freezer and dishwasher. Fitted dining table and chairs. Underfloor heating throughout kitchen and dining area. Tiled splash back with tiled flooring and smooth ceilings with spot lighting. Upvc double glazed window to rear and Upvc double glazed sliding patio doors to rear garden.

LANDING

Newly installed hand rail and banister with reinforced glass balustrade. Smooth walls and ceiling with spotlighting, finished with carpeted flooring. Loft hatch provides access to loft which allows for storage. Doors leading into all bedrooms and bathroom. X2 Single storage cupboard on the landing one of which houses the Combi boiler (installed in 2018) and also ideal for bed lining/towels. UPVC double glazed window to side

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BEDROOM ONE

11' 5" x 9' 5" (3.48m x 2.88m)

Smooth walls and ceilings with spotlighting and carpeted flooring to finish. Built-in double wardrobes. Door leading into ensuite shower room.

EN SUITE

Fitted with a modern three-piece bathroom suite comprising of a walking single shower cubicle with glass door, WC and wash hand basin. Tiled walls and tiled flooring with smooth ceilings and spotlighting. UPVC double glazed obscured window to side.

BEDROOM TWO

10' 3" x 10' 0" (3.13m x 3.06m)

Smooth walls and ceilings with spotlighting and laminate flooring to finish. Single storage cupboard with fitted hanging rails. UPVC double glaze window to rear.

BEDROOM THREE

7' 9" x 6' 9" (2.37m x 2.07m)

Smooth walls and ceilings of spotlighting, finish with carpeted flooring. UPVC double glaze window to front.

BATHROOM

Fitted with a modern three piece bathroom suite comprising of free standing bath, WC and wash hand basin. Tiled walls and tiled flooring with smooth ceilings and spotlighting. UPVC double glazed obscured window to rear.

EXTERNAL UTILITY ROOM

4' 1" x 4' 0" (1.25m x 1.24m)

Access via rear garden. Space for washing machine and tumble dryer with workspace over

EXTERNAL STORAGE

6' 3" x 4' 1" (1.93m x 1.27m)

Storage shed completely water tight ideal for storing outdoor garden items and gardening tools.

GARAGE

16' 2" x 8' 7" (4.93m x 2.64m)

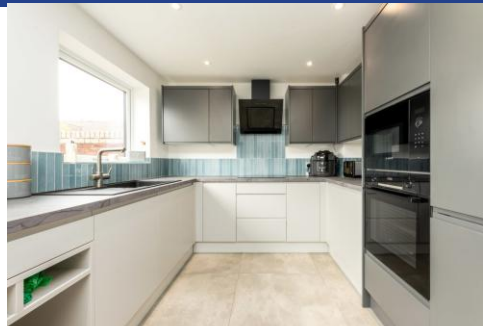
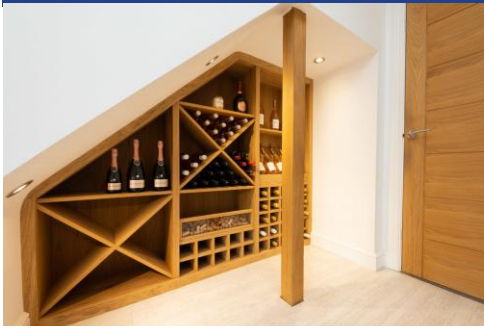
Electric up and over garage door complete with power sockets and lighting. Rear wooden door accessible from the inside the garage leading to the rear garden.

OUTSIDE

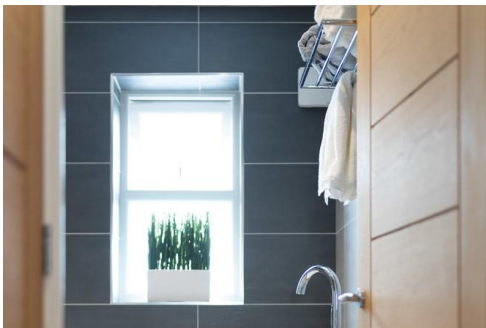
Front - Off road parking to the front for two plus cars leading to the garage. Paved pathway leading to front door.

Rear - An enclosed rear garden comprising my of decking ideal for outside dining and entertaining with the remainder laid to lawn. Brick wall surrounding the garden provide ample privacy.

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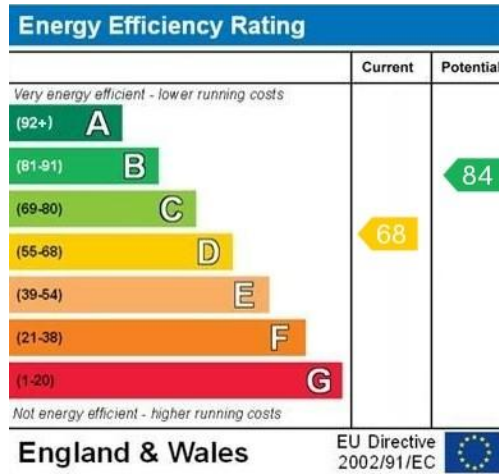
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