

# 40 Clos Cwm Creunant, Pontprennau, Cardiff, CF23 8LA



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£365,000**



Detached Property

3

1

2

3

# Property Description

Extended Three Bedroom Detached Family home in the heart of Pontprennau. Positioned in a quiet cul de sac offering three reception room, cloakroom, kitchen, three bedrooms and a family bathroom. To Be Sold With No Chain.

Tenure Freehold

Council Tax Band D

Floor Area Approx 1,001 sq ft

Viewing Arrangements  
Strictly by appointment

## PROPERTY DESCRIPTION

A beautifully presented extended family home situated on a quiet cul de sac in Pontprennau. The home offers ample space for a family to enjoy with three reception rooms, kitchen, utility room and downsize cloakroom all to the ground floor. To the first floor you will find three bedrooms and a modern family bathroom.

Parking can be found to the front of the home via a double width drive for two cars, also with side access leading to an enclosed landscaped rear garden.

To be sold with no onwards chain and must be seen to be appreciated.

## LOCATION

Pontprennau is a highly regarded area 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 HALLWAY

Enter into hallway via composite front door. Smooth walls with textured ceiling and carpeted flooring to finish. Door leading to cloakroom, lounge and second reception room. Carpeted staircase leading

to first floor.

## CLOAKROOM

Fitted with a modern two piece suite comprising WC and wash hand basin. Upvc double glazed obscure window to front. Smooth walls with textured ceiling and a ceiling light pendant with vinyl flooring to finish.

## LOUNGE

14' 9" x 15' 1" (4.50m x 4.61m)

Smooth walls with textured ceiling and a central light pendant. Finished with carpeted flooring. Upvc double glazed window to front.

## KITCHEN

14' 8" x 10' 1" (4.49m x 3.08m)

Fitted with a modern shaker style range of base and eye level units with worktops over. Built in double oven, electric hob and hood. Inset 1.5 bowl sink unit plus drainer and built in dishwasher. Built in breakfast bar with space for stools either side and integral fridge/freezer. Upvc double glazed window with borrowed light into dining room with

# 40 Clos Cwm Creunant, Pontprennau, Cardiff, CF23 8LA

and Upvc double glazed French doors leading into diner.

## DINING ROOM/LIVING SPACE

14' 11" x 12' 1" (4.56m x 3.70m)

Smooth walls and ceiling with a central light pendant and hard wood flooring to finish. Upvc double glazed window to both sides and rear with French doors leading into the rear garden. Two Upvc double glazed skylight windoww.

## SECOND RECEPTION ROOM

12' 2" x 8' 3" (3.73m x 2.53m)

Smooth walls and ceiling with a central light pendant and carpeted flooring to finish. Upvc double glazed window to front. Loft hatch provide access to loft storage. Door leading to utility room. Built in sliding storage.

## UTILITY ROOM

8' 3" x 3' 2" (2.52m x 0.99m)

Fitted with a base unit with space for a tumble drier underneath. Smooth walls and ceiling with a central strip light and tiled flooring to finish. Two built in shelves for storage. Upvc double glazed obscure door leading to garden.

## LANDING

Smooth walls with textured ceilings and a central light pendant with carpeted flooring to finish. Upvc double glazed window to side. Loft hatch provides access to loft storage. Doors leading into all first floor rooms. Single storage cupboard housing combi boiler and shelving for storage.

## BEDROOM ONE

8' 5" x 8' 5" (2.58 to wardrobes x 2.58m)

Smooth walls with textured ceilings and a central light pendant with carpeted flooring to finish. Built in sliding mirrored wardrobes. Upvc double glazed window to rear.

## BEDROOM TWO

12' 5" x 8' 0" (3.80m x 2.46m)

Smooth walls with textured ceiling and a central light pendant and carpeted flooring to finish. Built in sliding mirrored wardrobes. Upvc double glazed window to front.

## BEDROOM THREE

9' 0" x 6' 6" (2.76m x 1.99m)

Smooth walls with textured ceilings and a central light pendant with carpeted flooring to finish. Upvc double glazed window to rear.

## BATHROOM

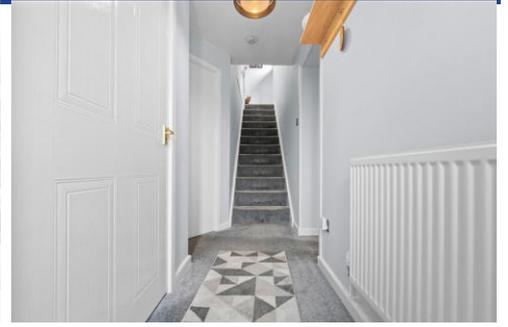
Fitted with a modern three piece bathroom suite comparing bath with mains fed shower over and fitted glass shower screen, vanity wash hand basin with storage underneath and WC. Tiled walls with textured ceilings and tiled flooring. Upvc double glazed obscure window to front.

## OUTSIDE

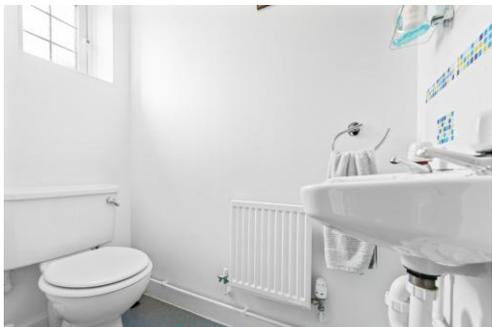
Front - driveway to the front providing parking for two cars with half block paving and half tarmac. Side access leading to the rear garden.

Rear - an enclosed private garden can be found to the rear comprising a paved area ideal for outside dining, decking with the remainder laid to lawn with a fence surround. There is a large range of plants and shrubs offering complete privacy to the rear. X2 sheds to the side of the garden which are to remain, one of which offers power socks and lighting.

40 Clos Cwm Creunant,  
Pontprennau, Cardiff, CF23 8LA



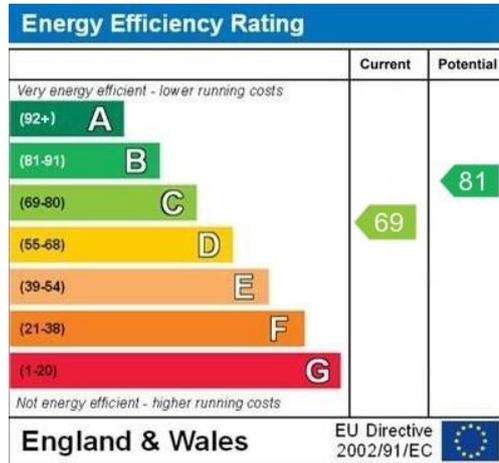
40 Clos Cwm Creunant,  
Pontprennau, Cardiff, CF23 8LA



# 40 Clos Cwm Creunant, Pontprennau, Cardiff, CF23 8LA



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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 as to their operability or efficiency can be given.  
Made with Metrepro 6/2023



**Birchgrove** 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



**mgyc.co.uk**

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.