

6 Barnfield Close, Pontprennau, Cardiff, CF23 8LN



Estate Agents and
Chartered Surveyors

Asking Price Of

£329,950



Detached House



Property Description

Very well presented three bedroom detached property in the heart of Pontprennau, Cardiff. Beautifully presented with modern fixtures and fitting, spacious lounge, open plan kitchen and dining room, three bedrooms and bathrooms. Further benefiting from a detached garage and landscaped rear garden.

Tenure Freehold

Council Tax Band E

Floor Area Approx 796 sq ft

**Viewing Arrangements
Strictly by appointment**

PROPERTY DESCRIPTION

Stunning three bedrooms detached family home offering ample space for the whole family. Internally the property accommodation briefly comprises; entrance hallway, cloakroom, lounge and a kitchen open plan to dining room all to the ground floor.

To the first floor you will find three spacious bedrooms, family bathroom and additional shower room adjacent to bedroom two.

Outside the property offers a detached garage with a standard up and over garage door with fitted power sockets and lighting. Front and rear garden are beautifully kept offering a range of plant, trees and shrubbery.

LOCATION

This 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 HALL

Enter into hallway. Smooth walls with textured ceiling, a central light pendant and carpeted flooring to finish. Carpeted staircase leading to first floor. Doors leading to cloakroom and lounge

CLOAKROOM

Fitted with a traditional two piece suite comprising WC and wash hand basin. Smooth walls, textured ceiling with a central light pendant and vinyl flooring to finish. Double glazed window to front.

LOUNGE

13' 6" x 11' 8" (4.13m x 3.57m)

Smooth walls, textured ceiling complete with traditional coving with a central light pendant finished with laminate flooring. Double glazed window to front. Storage cupboard under the stairs. Door leading to kitchen.

KITCHEN/ DINING ROOM

15' 3" x 12' 3" (4.67m x 3.74m)

Fitted with a traditional range of base and eye level units with worktops over, with tiled splash back and tiled flooring. Built in oven, gas hob and cooker hood. Space for washing machine and tumble dryer. Inset 1.5 bowl sink unit plus drainer. Space for free standing fridge/freezer. Open to dining area with space for dining table and chairs. Smooth walls with textured ceiling and two central light pendants. Upvc double glazed window to rear and Upvc double glazed sliding door to rear garden.

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LANDING

Smooth walls with textured ceiling, a central light pendant and carpeted flooring. Doors leading to all first floor rooms. Single storage cupboard with hanging rails additional storage over the stairs housing combi boiler. Loft hatch provides access to loft storage.

BEDROOM ONE

9' 11" x 8' 6" (3.04m x 2.60m)

Smooth walls with textured ceiling with a central light pendant finished with carpeted flooring. Double glazed window to front.

BEDROOM TWO

8' 6" x 12' 4" (2.60m x 3.77m)

Smooth walls with textured ceiling and a central light pendant, finished with carpeted flooring. Upvc double glazed window to rear. Archway leading to raised shower enclosure and free standing storage.

BEDROOM THREE

11' 5" x 6' 1" (3.48m x 1.86m)

Smooth walls with textured ceiling and a central light pendant finished with laminate flooring. Double glazed window to front.

BATHROOM

Fitted with a traditional three piece bathroom suite comprising bath with tiled splash back, WC and wash hand basin. Smooth walls with textured ceiling, a central light pendant finished with tiled flooring. Upvc double glazed obscure window to rear.

OUTSIDE

Front - Large front garden offering a range of plants, trees and shrubbery with a paved pathway leading to the front door and also leading to rear garden with side gate.

Rear - An enclosed rear garden comprising of a paved patio ideal for outside dining and entertaining with the remainder laid to lawn and fence surround. A range of plants, trees and shrubbery offering a boarder of privacy with a paved pathway leading to the side gate.

GARAGE

16' 8" x 8' 2" (5.09m x 2.50m)

Complete with a standard up and over garage door with fitted lighting and power sockets. Side door providing additional rear access and over head storage. Off road parking at the front of the garage for one car with additional street parking for visitors.

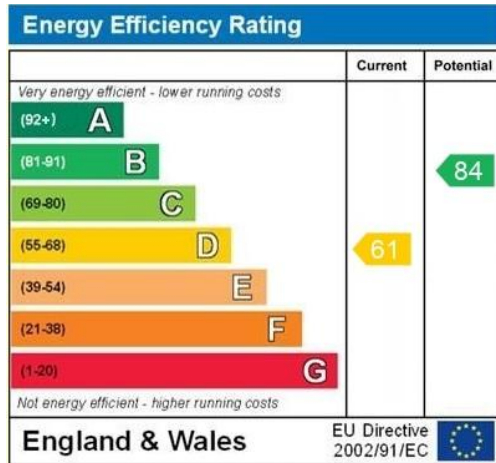
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