

15 Barnfield Close,

Pontprenau, Cardiff, CF23 8LN



Estate Agents and
Chartered Surveyors

Asking Price Of

£349,950



Detached House



Property Description

A well presented three bedroom detached property in the heart of Pontprennau, Cardiff with modern fixtures and fitting, spacious lounge, open plan kitchen and dining room, conservatory, three bedrooms, study/dressing room, bathroom and ensuite. An enclosed rear garden and to the front there is off road parking leading to garage and electric vehicle charger.

Tenure Freehold

Council Tax Band E

Floor Area Approx 958 sq ft

**Viewing Arrangements
Strictly by appointment**

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

HALLWAY

Enter via composite front door into hall. Smooth walls and ceiling with a central light pendant and finished with laminate flooring. Carpeted staircase leading to first floor. Door leading to lounge.

LOUNGE

14' 2" x 10' 0" (4.34m x 3.07m)

Smooth walls and ceiling with spot lighting and finished with laminate flooring. Single storage cupboard under the stairs ideal for household goods. UPVC double glazed window to front. Glass door leading to kitchen.

KITCHEN

13' 7" x 6' 8" (4.15m x 2.07m)

Fitted with a range of base and eye level units with laminate worktops over. Built in double oven, gas hob and cooker hood over. Inset stainless steel sink unit plus drainer. Space for washing machine and dishwasher. Tiled splash back with smooth

walls and ceiling, spot lighting and finished with laminate flooring. Open plan to conservatory. Window with borrowed light into conservatory.

CONSERVATORY

9' 1" x 11' 7" (2.78m x 3.54m)

Upvc double glazed surround with feature brick wall and laminate floors. Upvc double glazed French doors leading to rear garden.

LANDING

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Doors leading to all first floor rooms. Loft hatch provides access to loft storage with pull down ladder (Partly boarded).

BEDROOM ONE

10' 5" x 10' 0" (3.18m x 3.07m)

Smooth walls and ceiling with spot lighting and finished with carpeted flooring. Single storage cupboard over the stairs with fitted shelving. Two built in fitted double wardrobes with rails, shelving and drawer storage. Archway leading into en-suite. Upvc double glazed window to front.

ENSUITE

Fitted with a single shower enclosure and wash hand basin with under basin storage. Tiled splash

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back with smooth walls and ceiling with spot light lighting and finished with tiled flooring.

BEDROOM TWO

9' 8" x 8' 1" (2.97m x 2.47m)

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

BEDROOM THREE

10' 7" x 7' 2" (3.25m x 2.20m)

Smooth walls and ceiling with a central light pendant finished with carpeted flooring. Upvc double glazed window to rear.

STUDY/DRESSING ROOM

8' 0" x 5' 10" (2.45m x 1.79m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to rear. Currently used as home office with desk space.

BATHROOM

Fitted with a modern three piece bathroom suite comprising bath with shower over, WC and wash hand basin. Tiled splash back with tiled flooring, smooth walls and ceiling with a central light pendant. Upvc double glazed obscure window to rear. Radiator in the bathroom is both electric and gas.

OUTSIDE

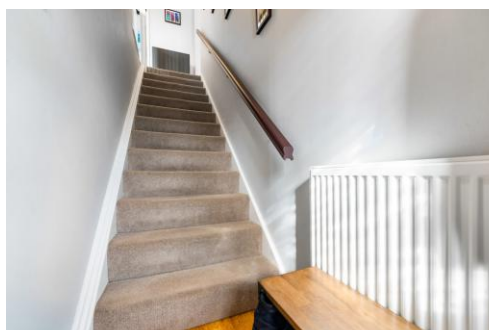
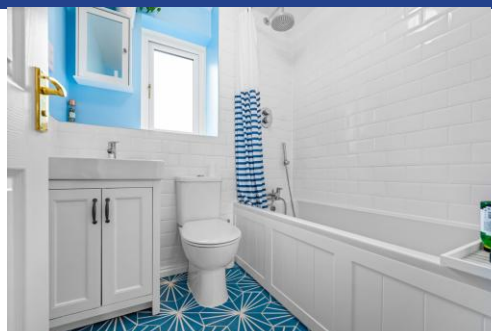
Front - Driveway to the front leading to the integral garage. Electric vehicle charger. The front garden is laid to lawn with a paved steps leading to the front door. Side access leads to the rear garden.

Rear - An enclosed garden can be found to rear offering a paved patio with the remainder laid to lawn. A range of plants, trees and shrubbery border the garden plus doorway access into the garden.

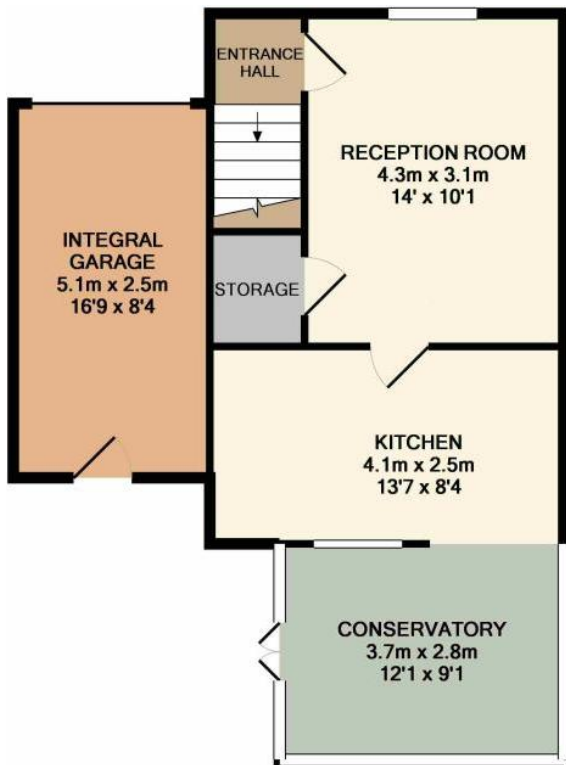
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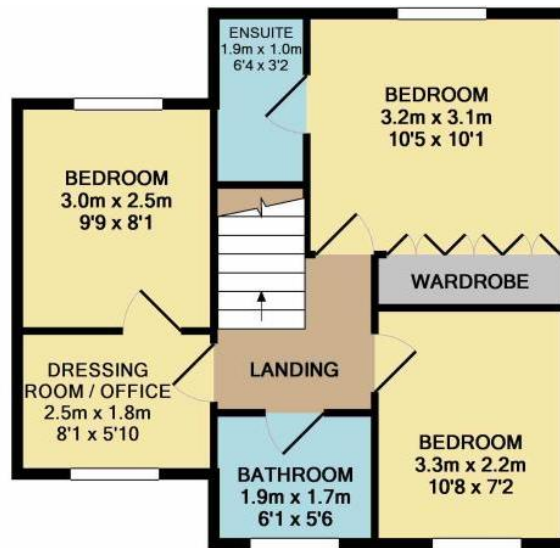
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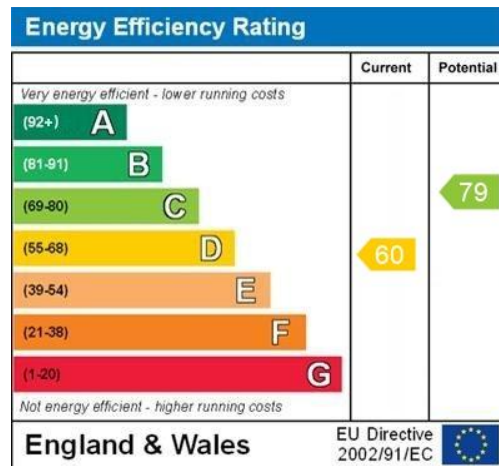
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GROUND FLOOR



1ST FLOOR



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