

# 54 The Maltings,

## Pontprenau, Cardiff, CF23 8EQ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£385,000**



Detached House

3

2

2

2

# Property Description

MGY are delighted to offer for sale this fabulous extended detached property in the popular Pontprennau area. Accommodation comprises entrance hall, lounge, dining room, kitchen/ living room and utility room on the ground floor. To the first floor there are 3 bedrooms, one with ensuite and family bathroom. Driveway to front and enclosed rear garden. Viewing highly recommended. No chain.

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 1,345 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

Pontprennau is a high requested area of Cardiff offering great road links leading both in and out of Cardiff's vibrant city centre and also easy access to the M4 corridor. There are a number of shops within walking distance including Waitrose and Lidl with Cardiff Gate retail park just a little further. For families there are a number of primary and secondary schools within walking distance that are highly regarded by the local residents.

## ENTRANCE HALLWAY

Entered via upvc double glazed door. Upvc double glazed window to front. Door to :-

## LOUNGE

14' 4" x 11' 2" (4.39m x 3.42m)  
Upvc double glazed window to front. Dado rail. Wall mounted coal effect fire. Radiator. Glazed double doors to rear lounge and kitchen. Stairs rising to first floor. Opening to dining room.

## DINING ROOM

16' 4" x 8' 2" (5.0m x 2.49m)  
Upvc double glazed window to front. Dado rail. Radiator.

## KITCHEN/LIVING ROOM

19' 0" x 18' 9" (5.81m x 5.73m)

Upvc double glazed window to rear. Upvc double glazed patio doors opening to rear garden. Velux window to ceiling with down lighters. Ceramic tiled flooring. Range of fitted white high gloss kitchen units with granite worksurfaces. Incorporating one and a half stainless steel sink unit with mixer tap. Built in double oven/microwave. Integrated dishwasher. Inset five ring gas hob with glass splash back and stainless steel extractor fan over. Recess for American fridge freezer. Central work island with granite work surface and drawers below. Two wall mounted vertical radiators. Door to :-

## UTILITY ROOM

8' 2" x 6' 7" (2.50m x 2.01m)  
Range of fitted high gloss base and wall units with ceramic tiled floor. Downlighters to ceiling. Work surface and tiled splash backs incorporating stainless steel sink unit with mixer tap. Plumbing for two washing machines.

## FIRST FLOOR

LANDING AREA -Access to part boarded loft space. Cupboard housing gas central heating boiler. Dado rail. Radiator. Door to :-

## BEDROOM ONE

18' 7" x 9' 1" (5.67m x 2.78m)  
Upvc double glazed window to rear. Radiator. Door

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to walk in clothes closet with hanging and shelving.  
Door to :-

### ENSUITE

Upvc obscure double glazed window to side. Fully tiled walls. Ceramic tiled floor. Three piece suite comprising of walk in shower cubicle with glass screen, vanity unit with inset wash hand basin and wc. Extractor fan to ceiling. Wall mounted grey anthracite radiator. Down lighters to ceiling.

### BEDROOM TWO

10' 10" x 8' 1" (3.32m x 2.48m)  
Upvc double glazed window to front. Wall mounted high level shelving. Radiator.

### BEDROOM THREE

8' 3" x 6' 9" to wardrobe front (2.54m x 2.06m)  
Upvc double glazed window to front. Fitted wardrobes to one wall with hanging and shelving. Radiator.

### BATHROOM

Upvc obscure double glazed window to rear. Laminate grey wood effect flooring. Down lighters to ceiling. Part tiled walls. Three piece suite comprising panelled bath with rain flow shower head and further hand held shower, vanity unit with inset wash hand basin and mixer tap and wc. Wall mounted black towel rail.

### OUTSIDE

Enclosed rear garden. Laid to lawn with decked area and pergola overhead covering. Access to side.

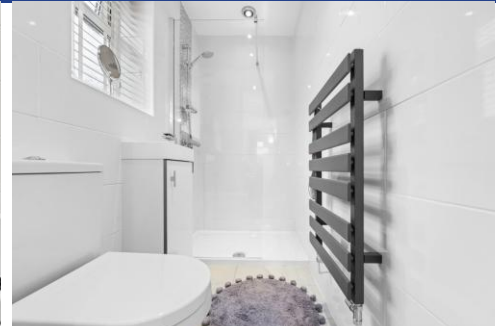
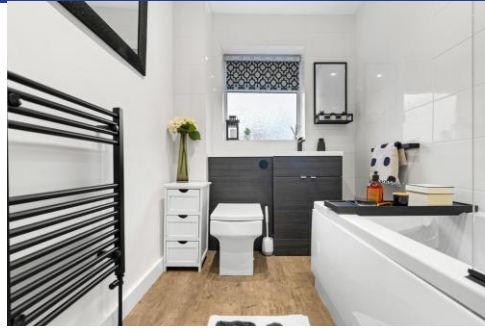


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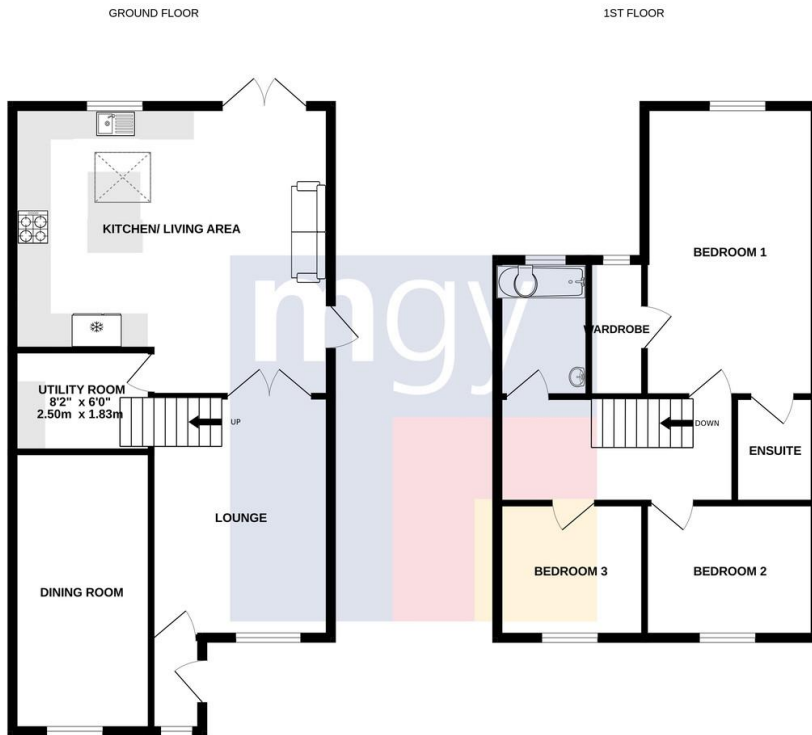




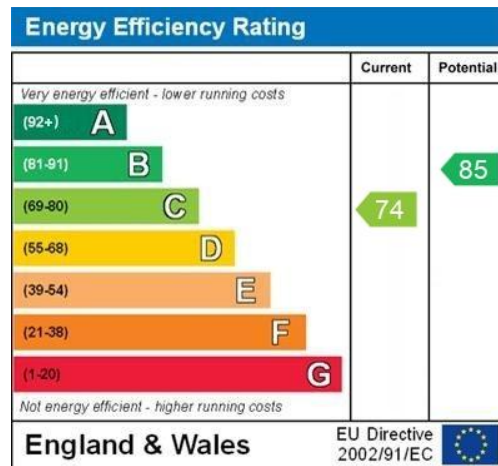
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