

9 Clos Nanteos,

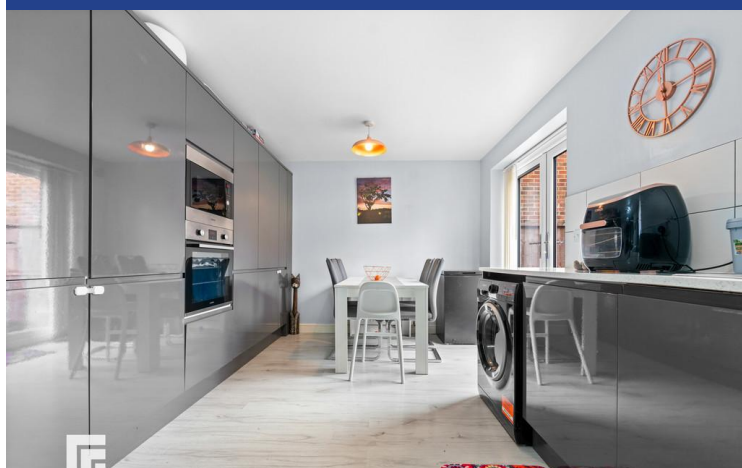
Pontprennau, Cardiff, CF23 8XR



Estate Agents and
Chartered Surveyors

Asking Price Of

£350,000



Detached House

3

2

3

2

Property Description

A well presented three bedroom detached home positioned in a quiet cul de sac in the ever popular area of Pontprennau. Modern and stylish throughout with offer road parking and an enclosed landscaped rear garden. Call today before it's gone.

Tenure Freehold

Council Tax Band E

Floor Area Approx 968 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

ENTRANCE HALL

Enter via Upvc double glazed front door. Smooth walls and ceilings with two central light pendant finished with carpeted flooring. Upvc double glazed obscure floor to ceilings window to front. Carpeted staircase leading to first floor. Door to lounge, kitchen and cloakroom.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin. Smooth walls and ceiling with a central light pendant finished with vinyl flooring. Upvc double glazed obscure window to side.

LOUNGE

14' 9" x 10' 3" (4.51m x 3.13m)
Smooth walls and ceilings with two central light pendant finished with carpeted flooring. Upvc

double glazed window to front.

KITCHEN/DINING ROOM

16' 11" x 11' 1" (5.18m x 3.38m)
Fitted with a range of base and eye level units with worktops over. Inset 1.5 bowl sink unit plus drainer. Built in oven, microwave, hob and cooker hood. Integral fridge/freezer and space for washing machine. Upvc double glazed window to rear and French doors leading to rear garden. Space for dining table and chairs. Smooth walls and ceilings with two central light pendants finished with laminate flooring. Door leading to second reception room/play room.

SECOND RECEPTION ROOM/ PLAY ROOM

13' 2" x 7' 7" (4.02m x 2.33m)
Smooth walls and ceilings with spot lighting finished with laminate flooring. Upvc double glazed window to front and door to rear garden. Door leading to storage room.

STORAGE ROOM

Smooth walls and ceilings with a central light pendant finished with laminate flooring.

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LANDING

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Doors leading to all first floor rooms and airing cupboard. Upvc double glazed window to side.

BEDROOM ONE

9' 10" x 11' 3" (3.02m x 3.45m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Built in wardrobes. Door leading to en suite shower room. Upvc double glazed window to front.

EN SUITE

Fitted with a traditional three piece suite comprising walk in shower with glass door, WC and wash hand basin. Upvc double glazed obscure window to front.

BEDROOM TWO

8' 3" x 9' 9" (2.53m x 2.99m)

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

BEDROOM THREE

8' 5" x 8' 1" (2.59m x 2.48m)

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

BATHROOM

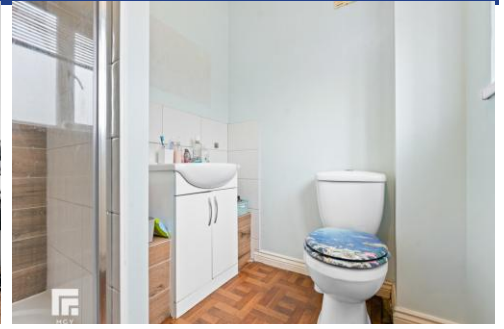
Fitted with a three piece suite comprising bath with shower over and glass shower screen, WC and wash hand basin. Tiled walls with smooth ceilings, a central light pendant finished with vinyl flooring. Upvc double glazed obscure window to side.

OUTSIDE

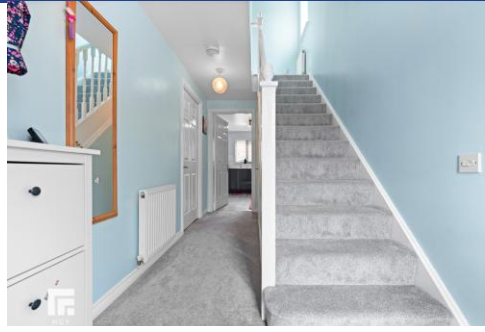
Front - Off road parking can be found to the front via a half block paved drive and half tarmac driveway. Steps up leading to first floor.

Rear - An enclosed garden can be found to the rear comprising of a paved patio area ideal for outside finished with the remainder laid to lawn and fence surround.

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Total floor area 92.6 sq.m. (997 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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