

4 Nasturtium Way,
Pontprennau, Cardiff, CF23 8SF



Estate Agents and
Chartered Surveyors

Asking Price Of

£370,000



Detached House

3

2

3

2

Property Description

A delightful home situated in the Pontprennau area of Cardiff. The property briefly comprises of hallway, lounge, dining room, kitchen, utility room, cloakroom, three bedrooms master with ensuite and bathroom. Outside there are gardens to front and rear and a garage.

Tenure Freehold

Council Tax Band E

Floor Area Approx 1079 sq.ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Pontprennau is 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 HALL

Enter into hallway via wooden double glazed front door. Door leading to cloakroom, lounge and kitchen. Staircase leading to first floor with under stair storage.

LOUNGE

10' 10" x 14' 9" (3.31m x 4.50m)
Smooth walls with textured ceiling, a central light pendant and finished with carpeted flooring.
Feature fire place with electric fire and surround.

DINING ROOM

9' 9" x 8' 7" (2.99m x 2.64m)
Smooth walls with textured ceiling, a central light pendant and finished with carpeted flooring.
Aluminium double glazed sliding doors to rear garden.

KITCHEN

11' 3" maximum x 10' 11" (3.43m x 3.33m)
Fitted with a range of base and eye level units with worktops over. Built in oven, gas hob and cooker hood over. Inset composite sink unit plus drainer. Tiled splash back with textured ceilings, a central light pendant and finished with vinyl flooring. Upvc double glazed window to rear. Door leading to utility room.

UTILITY ROOM

8' 9" maximum x 4' 11" (2.69m x 1.52m)
Fitted with a range of base and eye level units with worktops over. Inset composite sink unit plus drainer. Space for washing machine and under counter fridge. Door leading to boiler cupboard (housing not combi boiler) garage and rear garden. Tiled splash back with smooth walls, textured ceiling, a central light pendant and finished with vinyl flooring.

CLOAKROOM

Fitted with a traditional two piece suite comprising wc and wash hand basin. Smooth walls with textured ceiling, a central light pendant and finished with laminate flooring. Upvc double glazed obscure window to front.

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LANDING

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

BEDROOM ONE

10' 7" maximum x 11' 4" (3.25m x 3.47m)

Smooth walls with textured ceiling, a central light pendant and finished with carpeted flooring. Built in double wardrobe. Upvc double glazed window to rear. Door leading to en suite.

ENSUITE

Fitted with a traditional three piece suite comprising shower enclosure, wc and wash hand basin. Tiled splash back with smooth walls, textured ceiling, a central light pendant and finished with vinyl flooring. Upvc double glazed obscure window to side.

BEDROOM TWO

9' 0" x 9' 3" (2.75m x 2.83m)

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

BEDROOM THREE

6' 5" x 8' 5" (1.97m x 2.58m)

Smooth walls with textured ceiling, a central light pendant and finished with carpeted flooring. Built in fitted single storage cupboard. Upvc double glazed window to front.

BATHROOM

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

OUTSIDE

Front - Front garden mostly laid to lawn with a range of trees and shrubs with paved steps leading to front elevation. Driveways to the side providing off road parking for two cars in front of the garage.

Rear - An enclosed tiered garden can be found to the rear offering a combination of paving patio with the remainder laid to lawn. A private rear garden offering a range of plants, trees and shrubbery. Side access leading to the front.

GARAGE

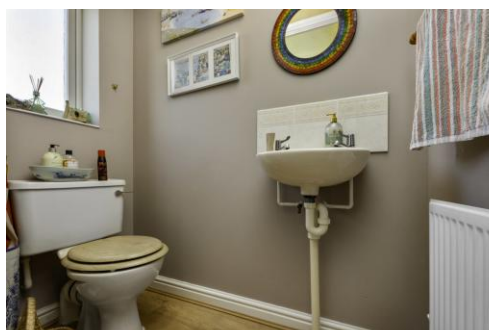
17' 8" x 8' 2" (5.40m x 2.51m)

Standard up and over garage door. Fully fitted with power sockets and lighting.

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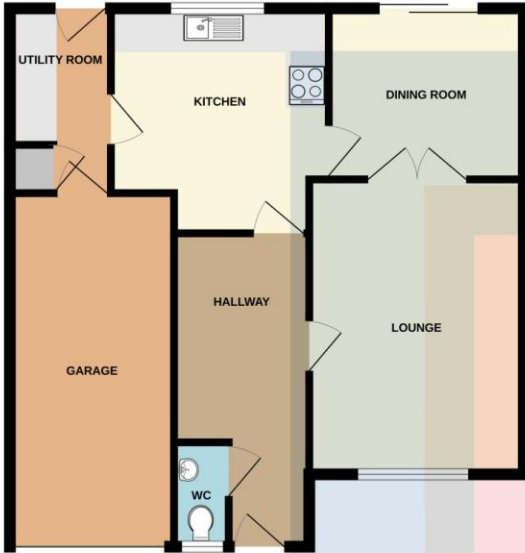


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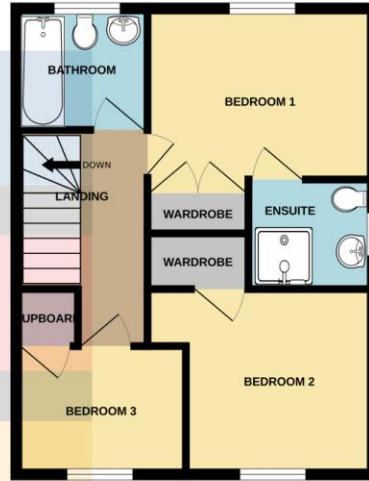


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GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.

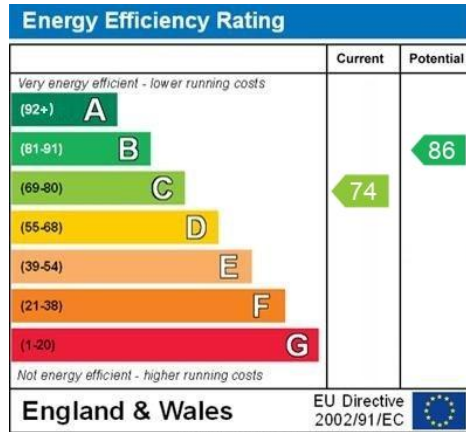


1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.3 sq.m.) approx.

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 error, 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.
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