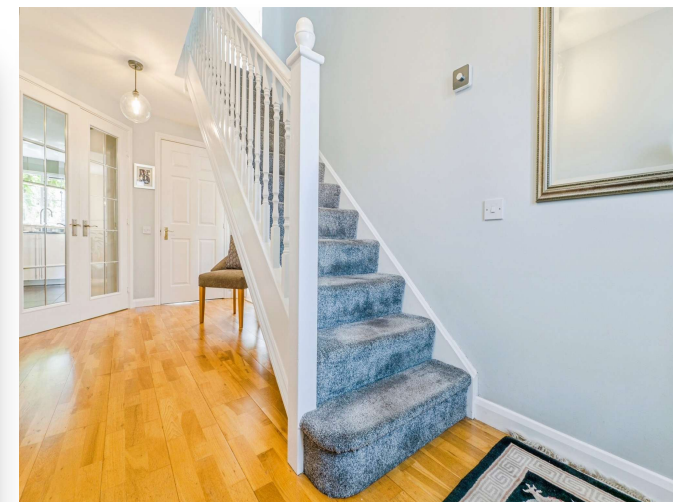




**Clos Nanteos, Pontprennau Cardiff CF23 8XR**

**welcome to**

## **Clos Nanteos, Pontprennau Cardiff**

Beautifully presented four-bedroom detached home in sought-after Pontprennau, featuring a modern kitchen/diner, en-suite principal bedroom, attractive rear garden, garage, and driveway, all within easy reach of Cardiff Gate, the A48/M4, local amenities and excellent schools.

### **Ground Floor**

#### **Entrance**

Via a double glazed composite front door into:

#### **Hallway**

Stairs rising to first floor, radiator and doors providing access to:

#### **Downstairs Wc**

Fitted with a two piece suite comprising WC, wash hand basin, radiator and double glazed obscure window to rear aspect.

#### **Lounge**

21' x 11' 6" ( 6.40m x 3.51m )

Double glazed window to front aspect, radiator, powerpoints and double glazed patio doors providing access to rear garden.

#### **Kitchen Area/Dining Area**

26' 1" x 10' 10" ( 7.95m x 3.30m )

Fitted with a range of modern high gloss wall and base level units with complementary work surfaces over, sink and drainer unit, integrated hob, cooker hood, integrated double oven and grill, integrated wine cooler, dishwasher and fridge freezer, powerpoints, double glazed window to front and rear aspect.

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

13' 5" x 11' 1" ( 4.09m x 3.38m )

Double glazed window to front aspect, radiator, powerpoints and door providing access to:

#### **En-Suite**

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, radiator and double glazed obscure window to front aspect.

#### **Bedroom Two**

11' 5" x 10' 6" ( 3.48m x 3.20m )

Double glazed window to front aspect, radiator, powerpoints and built in wardrobe.

#### **Bedroom Three**

10' 6" x 8' 2" ( 3.20m x 2.49m )

Double glazed window to rear aspect, radiator and powerpoints.

#### **Bedroom Four**

10' 10" x 6' 11" ( 3.30m x 2.11m )

Double glazed window to rear aspect, radiator and powerpoints.

#### **Bathroom**

Fitted with a three piece suite comprising bath, WC, wash hand basin, radiator and double glazed obscure window to rear aspect.

### **Outside**

#### **Front**

Area laid to lawn with path leading to front entrance and driveway to side with electric charging point leading to garage.

#### **Rear Garden**

Enclosed with decking area, area laid to lawn, outside tap, outside powerpoint, wooden outbuilding to remain and pedestrian door providing access to garage.

#### **Garage**

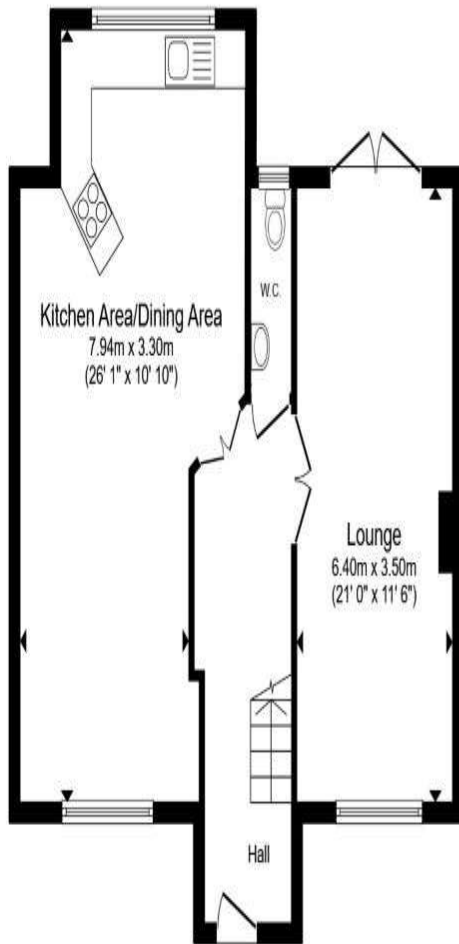
With up and over door with power and lighting.

#### **Estate Agents Notes**

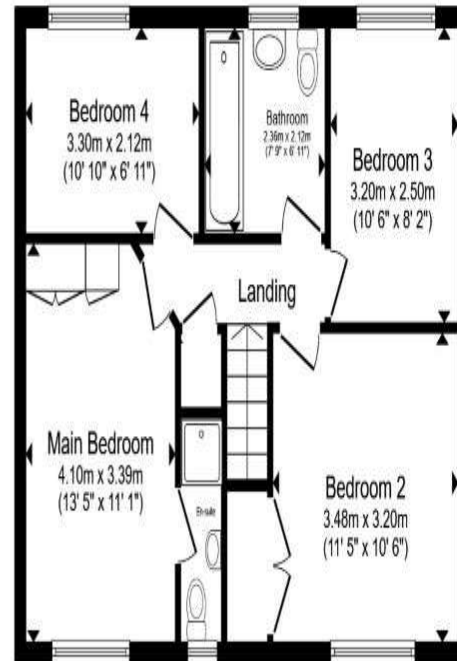
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

#### **Disclaimer**

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member/close associate of a staff member of the Connells Group.



**Ground Floor**



**First Floor**

Total floor area 114.7 m<sup>2</sup> (1,235 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). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Clos Nanteos,**  
**Pontprennau Cardiff**

- Beautifully Detached Family Home
- Four Bedrooms
- Master Bedroom with En-Suite
- Lounge
- Fitted Kitchen Area/Dining Area

Tenure: Freehold EPC Rating: C  
Council Tax Band: F

**£450,000**



**view this property online** [allenandharris.co.uk/Property/ROA115048](https://allenandharris.co.uk/Property/ROA115048)



Property Ref:  
ROA115048 - 0002

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allen & harris



**029 2046 4744**



[roath@allenandharris.co.uk](mailto:roath@allenandharris.co.uk)



84 Albany Road, CARDIFF, South Glamorgan,  
CF24 3RS



[allenandharris.co.uk](https://allenandharris.co.uk)