

CROFTS DAVIES & CO

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



7 BRAMSHILL DRIVE, PONTRENNAU, CARDIFF CF23 8NX

Detached, Very Well Maintained, Four Bedroom House situated in a pleasant cul-de-sac just off Heol Camddwr. Local facilities are close by with the retail park being close by including Asda, B & Q and other retail stores. Ample recreational space is also within easy reach and the property has easy access to the City Centre and the motorway network via the junction at both Cardiff Gate and Eastern Avenue.

The property is built of attractive Cotswold brick under a tiled roof and has the benefit of gas central heating, together with uPVC double glazing to the windows, has a neat Conservatory added to the rear and is particularly well appointed and well maintained throughout. The house has an attractive, fitted kitchen and utility room, ground floor cloakroom and well-appointed bathroom and ensuite and well-proportioned rooms throughout and is set on a good size, well maintained, attractive plot with westerly aspect, double driveway and double garage. Briefly comprises:

Porch, Hall, GF Cloakroom, Large Rear Lounge, Conservatory off, Separate Dining Room, Front Study, Fitted Kitchen, Fitted Utility Room, Bedroom One with Ensuite, Three Further Good Size Bedrooms and Well-Appointed Family Bathroom. Integral Double Garage and Gardens to Front and Rear.

ATTRACTIVE DETACHED FAMILY HOUSE

VIEWING BY APPOINTMENT

PRICE GUIDE: OFFERS AROUND £525,000

ACCOMMODATION: Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated.

PORCH:

HALL: (12'3 x 5'10) Double glazed composite front door with double glazed etched panel and fitted roller blind, mock plank imitation floor, radiator, hand rail, newel post and spindles to stairs, coving, pendant lights, understairs storage area and modern panelled doors to all ground floor rooms.

G.F. CLOAKROOM: Low flush close coupled w.c. wash hand basin in own vanity unit, half tiled walls, tiled floor, towel rack style radiator, alarm control box, ceiling light fitting and extractor fan.

MAIN LOUNGE: (11'3 x 16'6) Coal effect gas fire set on raised hearth with surround to match, mantelpiece over, two radiators, double glazed uPVC window overlooking rear garden, curtain pole above and opening to the conservatory, coving, and ceiling light.

CONSERVATORY: (8'0 x 7'5) Double glazed uPVC French doors to garden, double glazed uPVC windows to surround with vertical blinds, light and skylight.

FRONT DINING ROOM: (12'2x 9'2) Double glazed uPVC window to front, with curtain pole above, fitted vertical blinds, one radiator, coving and ceiling light.

FRONT STUDY: (8'3 x 10'0) Double glazed uPVC window to front, fitted vertical blinds and curtain pole above, one radiator, coving and ceiling light.

KITCHEN: (11'3 x 8'10) Double glazed uPVC window to rear with fitted roller blind. Range of fitted units comprising, cupboards, drawers and work surfaces, sink unit with mixer tap, fitted four ring gas hob, oven under, extractor over, built-in dish washer, one radiator, ceiling light, splash back tiling in white, floor continued to match hall. Doorway to -

UTILITY ROOM: (5'4 x 7'11) Double glazed uPVC window to rear garden with blind to match kitchen, coat rack, one radiator half glazed door to rear exterior, range of fitted units and work surfaces, sink unit which match the kitchen and which includes fridge/freezer with complimentary door, integral washing machine with complimentary door, wall mounted cupboard with Classic Ideal gas boiler to serve heating and hot water and ceiling light. Door off to Garage.

FIRST FLOOR

LANDING: Coving, fitted light, access hatch to loft space, handrail, newel post and balustrading, built-in airing cupboard with hot water tank and pump for shower. Panelled doors to all rooms.

BEDROOM ONE: (14'8 x 9'3) Double glazed uPVC window to front, fitted vertical blind, curtain pole above, one radiator and pendant light. Range of built-in wardrobes with over bed cupboards, inset lighting and door off to –

ENSUITE: Double glazed uPVC frosted window to front with fitted vertical blind, suite in white comprising walk-in shower, spray screen, Main shower and full length tray, wash hand basin set in its own vanity unit, shelf above and close coupled w.c. with concealed flush tank, wall mounted mirror, vanity light and towel rack style radiator and ceiling light.

FRONT BEDROOM TWO: (11'9 x 10'0) Double glazed uPVC window to front, fitted vertical blinds, curtain pole above, one radiator under and pendant light.

BEDROOM THREE: (9'1 x 9'8) Double glazed uPVC window to rear, curtain pole above, one radiator under and four spot ceiling light fitting.

REAR BEDROOM FOUR: (9'1 x 8'1) Double glazed uPVC window to rear, curtain pole above, one radiator under and pendant light.

FAMILY BATHROOM: (5'6 x 7'3) Double glazed uPVC frosted window to rear, fitted roller blind. Walk-in shower with large spray screen and Mains shower, low flush close coupled w.c. wash hand basin in its own vanity unit, fully tiled walls, mock plank tiled floor, wall mounted mirror with lighting, towel rack style radiator and ceiling light.

EXTERIOR: FRONT GARDEN: Easily maintained lawn with mature flower beds.

DOUBLE DRIVEWAY: INTEGRAL DOUBLE GARAGE: (17'10 x 17'8) Two Up and over doors, shelving, fitted units, power and three fluorescent lights. Pedestrian door to house.

REAR GARDEN: Pedestrian side gate with pathway with an area for bins storage, paved patio adjacent to back door and rear of the house, laid lawn, raised matching corner patio with dwarf wall, outside tap, exterior lighting, rotary line and having a length of approximately 35' and width of 45' with an easterly aspect.

***TENURE:** We understand the tenure to be Freehold, but you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.*

***VIEWING:** By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.*

Web-site: Details of this and other properties can be found on our website: www.croftsanddavies.co.uk

GROUND FLOOR
1025 sq.ft. (95.2 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1622 sq.ft. (150.7 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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