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**Tenure: Freehold (Vendors Solicitor to confirm)**

**Ref: JP/CYS220280**

**Council Tax Band: F (2022)**

**Viewing strictly by prior appointment.**

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## 6 Maes Y Wennol, Pontprennau, Cardiff, CF23 8GW



TOTAL FLOOR AREA: 1545 sq.ft. (143.6 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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A modern, unique farmhouse style detached dormer house, positioned on a popular road within Pontprennau and within the catchment for the Pontprennau Primary School and a very short drive to Asda, Aldi and Waitrose supermarkets as well as the A48. Entrance hall, cloakroom/WC, lounge with French doors to the rear garden, dining room, kitchen, 4 good size bedrooms, en-suite shower room and a good size family bathroom. uPVC double glazed windows and doors throughout, gas central heating, fitted oven/hob/hood, integrated dishwasher and fitted wardrobes. Outside is open plan to the front, long driveway, garage set to the rear and a south-west facing beautiful rear garden.

EPC Rating: C.

**Guide Price: £425,000**



### Entrance Hall

Approached via a uPVC double glazed composite steel panelled door with bevelled and coloured glass, radiator, under stairs storage cupboard, full turning spindle staircase to the first floor landing with half way landing window, doors to the ground floor accommodation.

### Cloakroom/WC

A generous cloakroom/WC, a high level opaque window to the side, white suite comprising of a close coupled push-button WC, wall mounted ceramic wash hand basin with tiled splashback, radiator, coats hooks.



### Lounge 14'6" (4.42m) x 12'0" (3.66m)

uPVC double glazed French doors with built-in blinds opening onto the south-west facing rear garden which catches the all-day sun and setting sun, feature fireplace with a timber surround on a marble hearth with a coal effect electric inset fire, TV points, radiator, decorative coved ceiling.



### Dining Room 13'6" (4.11m) x 11'3" (3.43m) into bay

uPVC double glazed bay window overlooking the front garden and highly sought after cul-de-sac within Pontprennau, radiator, coved ceiling, telephone point.

### Study/Bedroom 4 10'2" (3.1m) x 9'5" (2.87m)

Overlooking the front garden and quiet cul-de-sac, panelled radiator, coved ceiling.



### Kitchen 14'6" (4.42m) x 8'9" (2.67m)

Overlooking the rear garden and appointed along three sides, comprising of eye level units and base units with drawers and round-nose worktops over, ceramic wall tiling to work surface surrounds, inset sink with contemporary mixer taps, fitted gas hob with extractor hood above, built-in double oven, plumbing and space for washing machine, integrated Neff dishwasher, space for upright fridge/freezer, space for small breakfast table and chairs, panelled radiator, ceramic floor tiling, wall mounted Baxi gas central heating boiler.

### First Floor Landing

Loft access partially boarded, insulated and lighting, panelled radiator, airing cupboard with shelving and housing the Spray lagged hot water cylinder.



### Bedroom 1 12'1" (3.68m) x 11'7" (3.53m) into slight sloping ceiling

Overlooking the front garden, radiator, low level door giving access to the eaves space with a further built-in full-height cupboard with sloping ceiling, telephone point, door to . . .

### En-Suite Shower Room

A modern white suite comprising of a recessed shower enclosure with Triton thermostatic shower over, pedestal wash hand basin, close coupled push-button WC, tile effect cushion flooring, panelled radiator, combination light and shaver point, double glazed opaque Velux roof window.



### Bedroom 2 11'7" (3.53m) x 8'0" (2.44m) into slight sloping ceiling

Overlooking the south-west facing garden, panelled radiator, low level door giving access to the eaves space.

### Bedroom 3 11'6" (3.51m) x 8'0" (2.44m) into slight sloping ceiling

Overlooking the beautifully appointed south-west facing rear garden, radiator, built-in full-height walk-in cupboard, also a low level access door to the eaves space.



### Family Bathroom 9'0" (2.74m) x 8'3" (2.51m)

A modern white suite comprising of a twin-grip panelled bath with telephone style shower mixer taps, ceramic wall tiling, pedestal wash hand basin, close coupled push-button WC, wood effect cushion flooring, radiator, combination light and shaver point, ceiling spotlights.

### Outside Front

Open plan with a small section laid with grass and flowerbeds, a small retaining wall with front relaxation paved area, a keyblock driveway which leads to the side of the property, entrance door with courtesy lighting and with garage set to the rear, further path to the side giving access to the rear garden.

### Garage

Up-and-over door, power points and lighting, window and door to the rear garden.



### Rear Garden

A south-west facing aspect which catches the majority of the all-day sun as well as the setting sun, a full-width patio relaxation area with access from the gated side, leading onto the central lawn area, flanked with colourful flowerbeds and established tree to the rear, access to water tap, access door to the garage with security lighting.

### Directions

Travelling north along Cyncoed Road away from the village, continue across the roundabout into the continuation of Cyncoed Road which becomes Gwern Rhuddi Road and finally Pentwyn Drive. At the roundabout with the Spire Hospital, turn left into Croescadarn Road, continue over the third roundabout, taking the next left into Maes Y Hedydd followed by an immediate left into Maes Y Wennol and the subject property can be found on the right hand side.