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14 Maes Y Wennol, Pontprennau, Cardiff. CF23 8GW

Rear Garden

A beautifully presented garden with an initial paved patio leading onto a lawned area with a variety of bordering plants, trees and shrubbery, a path leads to a rear paved area, outside lighting, outside water tap, side path and gate from both sides with a further section laid with stone chippings, currently housing a greenhouse.

Directions

Travelling from 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. Turn left at the roundabout with the Spire hospital. Hereon continue across 3 further roundabouts, taking the next turning left into Maes y Hedydd followed by the next left into Maes y Wennol and the subject property can be found shortly on the left hand side.

Tenure: Freehold (Vendors Solicitor to confirm)

Ref: JP/CYS220281

Council Tax Band: F (2022)

Viewing strictly by prior appointment.

All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.

Viewers Material Information:

1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department (www.cardiff.gov.uk) before making any transactional decision.

2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from The Mortgage Advice Bureau, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.



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A larger style 4-bed detached property positioned in a sought-after area of Pontprennau in a quiet cul-de-sac with a 5-minute walk to bus links to the city centre, short drives to an array of supermarkets as well as easy access to the M4 junction 30 Cardiff Gate and within the school catchment for Pontprennau Primary School. Entrance hallway, cloakroom/WC, bay fronted lounge, dining room, conservatory, kitchen/breakfast room, utility, 4 good size bedrooms, principal en-suite shower room and a family bathroom. uPVC double glazed windows and doors throughout, gas central heating (boiler installed 2016), fitted wardrobes, built-in oven/hob/hood. Outside is open plan to the front, double driveway, garage and an enclosed garden to the rear. EPC Rating: D

Guide Price: £475,000



Entrance Hallway

Approached via a uPVC double glazed entrance door with side screen, telephone point, coved ceiling and dado rail, spindle staircase to first floor landing, panelled radiator, under stairs storage cupboard.

Cloakroom/WC

A cream suite comprising of a low level close coupled WC, wall mounted ceramic wash hand basin with tiled splashback, radiator.



Conservatory 11'5" (3.48m) x 10'6" (3.2m)

Brick based construction with uPVC double glazed windows and door leading onto the rear garden, pitched polycarbonate roof, ceiling fan, panelled radiator, tiled flooring, power points and TV aerial point.



Kitchen/Breakfast Room 16'1" (4.9m) x 8'5" (2.57m)

Two windows overlooking the rear garden, modern white woodgrain effect kitchen appointed along three sides comprising of eye level units, display cabinets and base units with drawers and round nose worktops over, peninsular breakfast bar, ceramic wall tiling to worktop surrounds, inset sink with drainer and mixer tap, fitted four-burner electric hob with cooker hood above, space for low level fridge, panelled radiator, ample space for breakfast table and chairs, fitted oven, ceramic floor tiling, door to utility room.

Utility Room 8'5" (2.57m) x 5'7" (1.7m)

Additional base units and round nose worktops over with inset sink and drainer and ceramic wall tiling surrounds, plumbing and space for washing machine, space for a tumble dryer, continuation of the ceramic floor tiling, panelled radiator, wall mounted Worcester central heating boiler, uPVC double glazed door to the side giving access to the front and rear.

First Floor Landing

Spindle balustrade, airing cupboard, door to all of the first floor accommodation, loft access with fold-down loft ladder partially boarded with lighting.



Lounge 17'1" (5.21m) x 11'4" (3.45m) into bay

Windows to the side overlooking the end of quiet cul-de-sac with a feature bay window overlooking the front garden, TV point, telephone point, feature fire surround on a marble hearth and matching back with coal effect electric fire, coved ceiling, radiator, large arched opening into the dining room.



Dining Room 10'6" (3.2m) x 9'8" (2.95m)

Panelled radiator, uPVC double glazed French doors opening into the conservatory, ample space for dining table and chairs.



Bedroom 1 13'9" (4.19m) x 11'4" (3.45m) excluding wardrobes

Overlooking the popular road and quiet end of cul-de-sac, panelled radiator, TV point, telephone point, built-in wardrobes across the width of the room and comprising of two large double wardrobes with hanging rails and shelving. Door to . . .

En-Suite Shower Room

Opaque window to the front, shower enclosure with bi-fold glazed door with thermostatic shower over and ceramic wall tiling, a sunken wash hand basin within a recess and worktop area with storage beneath and ceramic wall tiles, combination light and shaver point, close coupled WC, radiator.



Bedroom 2 14'6" (4.42m) x 9'2" (2.79m)

Overlooking the rear garden, panelled radiator, coved ceiling.



Bedroom 3 10'4" (3.15m) x 8'7" (2.62m) excluding wardrobes

A generous third bedroom overlooking the delightful rear garden, panelled radiator, built-in wardrobes across with width of the property comprising of two doubles with hanging rails and shelving.

Bedroom 4 9'1" (2.77m) x 9'1" (2.77m)

A good size fourth bedroom overlooking the quiet cul-de-sac, panelled radiator.



Family Bathroom

A white suite comprising of a panelled radiator with telephone style mixer taps over and folding glazed shower screen with comprehensive ceramic wall tiling, close coupled WC, pedestal wash hand basin, panelled radiator, combination light and shaver point.

Outside Front

Open plan with a large section laid to lawn wrapping around the side of the property giving additional garden space, a double-width keyblock driveway which leads to the single garage and tiled covered porch with glazed screening and courtesy lighting.

Garage

Up-and-over door with power and lighting.

