



# KelvinFrancis.com



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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](http://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.

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

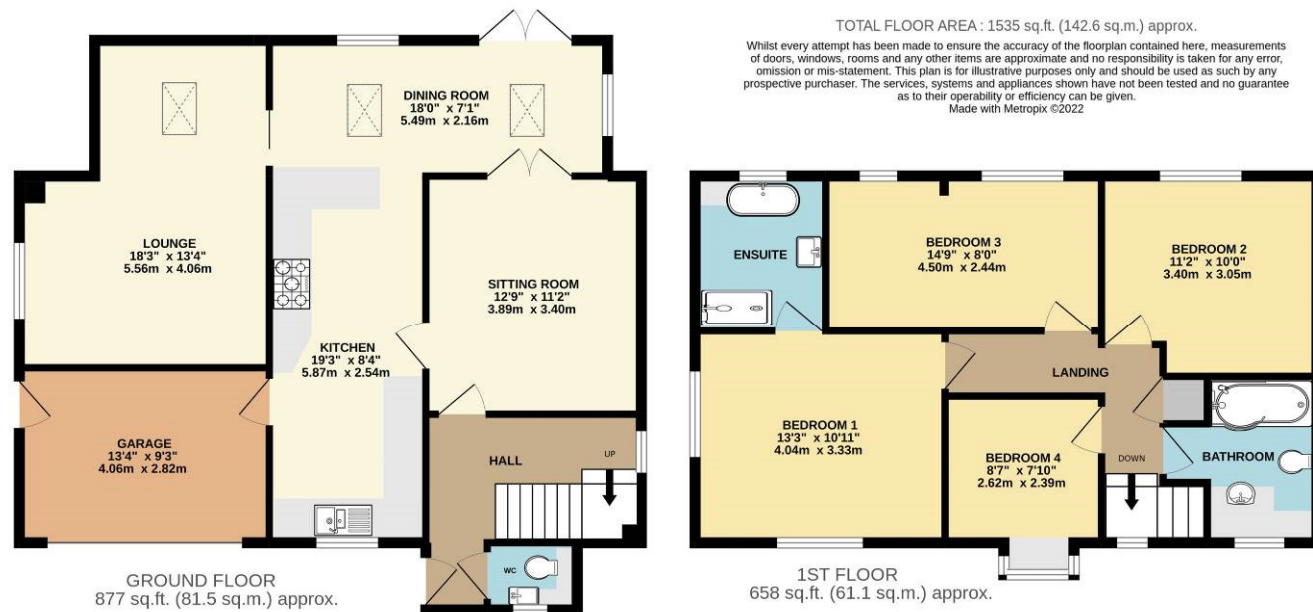
**Ref:** JP/CYS220516

**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.**

## 19 The Farthings, Pontprennau, Cardiff. CF23 8ET



A largely extended and well-proportioned detached property, positioned in the corner of a quiet cul-de-sac, siding onto the Spire Hospital open grounds and just a short walk to bus links to the city centre as well as local supermarkets and easy vehicular access to the M4 and A48, also being the school catchment for the new Pontprennau Primary School. Entrance hallway, cloakroom/WC, sitting room, kitchen/breakfast room opening into a dining room with French doors to the rear garden, beautiful lounge with log burner, 4 good size bedrooms, en-suite bathroom with double shower and a family bathroom. uPVC double glazed windows and doors, gas central heating, fitted range style cooker and integrated dishwasher, American style fridge/freezer to remain (optional). Outside is open plan to the front with driveway, half garage/utility and a beautifully appointed low maintenance rear garden. EPC Rating: D

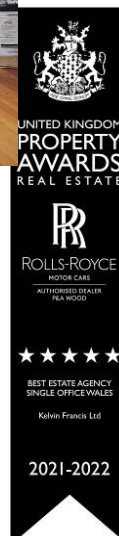
### Guide Price: £479,950

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#### Entrance Hall

Approached via a uPVC double glazed entrance door, stripped and stained quality floorboards, telephone point, under stairs recess, easy rising staircase to the first floor landing, quality farmhouse style internal doors, window to the side, radiator.

#### Cloakroom/WC

A beautifully appointed white suite comprising of a close coupled push-button WC with concealed cistern, space saving wash hand basin, slate shelving and windowsill, heated chrome towel rail, quality stone wall and floor tiling.



#### Sitting Room 12'9" (3.89m) x 11'2" (3.4m)

Feature fireplace with a coal effect gas fire, mock stone surround and hearth, continuation of the quality stripped and stained floorboards, double radiator, glazed double doors into the dining area, further quality internal door to the kitchen/breakfast room, internet point.



#### Kitchen/Breakfast Room 19'3" (5.87m) x 8'4" (2.54m)

Aspect to the front, a quality Sigma 3 oak fronted kitchen with brushed chrome handles, appointed along four sides comprising of soft close eye level units and base units with drawers and 'star galaxy' black granite and worktops over with matching upstand, inset 1.5 bowl sink with a grooved drainer and multi-tap mixers with pull-out rinsing hose, wine chiller, built-in Neff microwave oven, Rangemaster integrated dishwasher, Rangemaster range-style cooker with five-burner gas hob with cooker hood above, American style fridge/freezer to remain, matching black granite splashback and multiple ovens below, quality limestone flooring, integral door to the half-size integral garage, under-plinth lighting, under-pelmet lighting, radiator, square opening into the dining room.



#### Dining Room 18'0" (5.49m) x 7'1" (2.16m)

One step down from the kitchen, with the continuation of the quality flooring, natural vaulted ceiling with double glazed Velux roof windows, further windows to the side and overlooking the rear garden with black granite sills, uPVC double glazed French doors opening onto the rear garden, quality farmhouse sliding door into the principal lounge.



#### Principal Lounge 8'3" (2.51m) x 13'4" (4.06m) L-Shaped

Small step between two levels with one window to the side and a double glazed Velux roof window to the rear, a feature log burning stove on a slate hearth, with 3D slate effect back plate, radiator, quality wood flooring, internet master socket and telephone point.

#### First Floor Landing

Aspect to the front, airing cupboard housing the hot water cylinder with shelving, doors to the bedrooms and bathroom.



#### Bedroom 1 13'3" (4.04m) x 10'11" (3.33m)

Windows to the front and to the side, overlooking the open grounds of the Spire Hospital, radiator, loft access, door to the en-suite.



#### En-Suite

An oval-shaped bath with mosaic tiled splashback, central taps, double shower unit with glazed partitioned and sliding roller door with electric shower over and ceramic wall tile surrounds, close coupled push-button WC, part sunken wash hand basin with storage beneath and tiled splashback, ceramic floor tiling.



#### Bedroom 2 11'2" (3.4m) x 10'0" (3.05m) overall

Overlooking the rear garden, radiator.



#### Bedroom 3 14'9" (4.5m) x 8'0" (2.44m)

A generous double bedroom with two windows to the rear aspect, radiator.

#### Bedroom 4 8'7" (2.62m) x 7'10" (2.39m)

A feature deep silled bay window overlooking the end of the quiet cul-de-sac, radiator.



#### Family Bathroom

A modern white suite comprising of a P-shaped bath with curved glazed shower screen and feature multi-jet wall mounted shower unit with thermostatic controls and rainfall style shower with flexible shower handle, close coupled WC, half-sunken wash hand basin and deep tiled shelf, radiator, quality Amtico flooring, loft access.

#### Half Garage/Utility 13'4" (4.06m) x 9'3" (2.82m)

A remote electric roller door, lighting, power, integral door to the kitchen, a tiled floor indicates the utility area with plumbing and space for washing machine, space for a condenser dryer, eye level units, wall mounted gas central heating unit.



#### Rear Garden

A beautifully presented and landscaped south-west facing low maintenance garden, the majority laid with flagstone style paviour with a shaped double circle central faux grass, outside lighting, adjoining the open grounds of the Spire Hospital, timber fencing, a retaining wall to one side with high level laurel hedgerow, a composite garden store and side access from the front.

#### Outside Front

Open plan with driveway leading to the half garage, a triangular side enclosed area with side gate giving access to the rear garden.

#### Directions

Travelling north on Cyncoed Road away from the village, continue across the roundabout into the continuation of Cyncoed Road, which becomes Gwern Rhuddi Road and finally Pentwyn Road. At the roundabout with Spire Hospital, turn left into Croescadam Road, and after passing the Spire Hospital on the left hand side, take the left into Almond Drive, followed by a further left into The Farthings and the subject property can be found in the far left hand corner.