

Clos Y Fran, Cardiff

Guide Price £365,000

Hern & Crabtree



Good old-fashioned service with a modern way of thinking.

Key Features

- Detached house in quiet cul-de-sac
 - Three bedrooms, en suite
 - Kitchen diner with fitted units
 - Family bathroom
- No onward chain
- Living room with gas fireplace
- Double-glazed conservatory opening to rear garden
- Tarmac driveway for two to three vehicles and integral garage
- Generous enclosed rear garden with patio and lawn

Nestled in a quiet cul-de-sac, this detached house presents an inviting opportunity for discerning buyers seeking well-proportioned accommodation with potential for personal enhancement. The ground floor offers a living room enriched by a gas fireplace and coved ceiling, flowing naturally into a generous kitchen diner that connects to a conservatory overlooking the garden. Upstairs, three bedrooms provide a blend of comfort and practicality, complemented by a family bathroom and principal en suite.

Externally, the property is approached via a tarmac driveway capable of accommodating two to three vehicles, with an integral garage and an enclosed rear garden featuring a patio and lawn, offering a private retreat for family life.

Set within the sought-after Cardiff suburb, the home benefits from proximity to local amenities, including shops, cafes, and supermarkets. Families will appreciate well-regarded schools nearby, while outdoor enthusiasts can enjoy parks and recreational spaces within easy reach. Excellent transport links connect the area to the city centre and beyond, ensuring convenient access to Cardiff's cultural, educational, and professional hubs.

This home provides an opportunity to acquire a property in a desirable location with scope for individual touches, offering both practicality and charm for modern family life.

Approx 870.00 sq ft



Approx Gross Internal Area
81 sq m / 870 sq ft



Ground Floor
Approx 45 sq m / 480 sq ft

First Floor
Approx 36 sq m / 389 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	