

Clos Nant Y Cor

PONTRENNAU, CARDIFF, CF23 8LD

GUIDE PRICE £250,000

**Hern &
Crabtree**



HERN & CRABTREE
ESTABLISHED 1849

Clos Nant Y Cor

NO CHAIN. Set within a quiet cul de sac in the established Pontprennau area of Cardiff, this well presented semi detached home offers a calm and comfortable setting suited to modern family life. The house is thoughtfully arranged, with light filled living spaces and a neutral interior that allows the next owner to settle in with ease. With no onward chain, the property presents a straightforward opportunity for buyers seeking a smooth and efficient purchase.

Pontprennau has become one of Cardiff's most sought after residential districts, valued for its sense of community and excellent everyday convenience. Local amenities are close at hand, including a range of supermarkets, independent shops, cafes and health services. Well regarded primary and secondary schools serve the area, making it a popular choice for families, while nearby green spaces such as Pontprennau Playing Fields and local woodland walks provide welcome outdoor escapes.

Transport links are a particular strength. The A48 and M4 are easily accessible, offering direct routes across South Wales and beyond. Regular bus services connect the area to Cardiff city centre, which lies just a short distance away and offers an array of cultural attractions, restaurants and retail destinations.

This is a home that balances practical living with a peaceful location, offering a considered lifestyle within easy reach of the capital. It will appeal to buyers looking for a well maintained property in a settled neighbourhood with long term appeal.



sq ft

Entrance

A double glazed composite front door opens into a welcoming porchway featuring a fitted floor mat, radiator and consumer unit. An internal door leads through to the main living accommodation.

Lounge Diner

A comfortable reception room with a double glazed PVC window overlooking the front aspect and a radiator. Stairs rise from the lounge to the first floor, creating a natural flow through the home.

Kitchen / Breakfast

Positioned to the rear of the property, the kitchen breakfast room enjoys double glazed windows and a matching door opening onto the garden. Fitted in an L shaped arrangement with wall and base units, work surfaces and tiled splashbacks. Features include a one and a half bowl sink with mixer tap, four ring gas hob with cooker hood above, integrated oven, space for a fridge and plumbing for a washing machine. A radiator and extractor fan are fitted. A built in understairs cupboard provides generous storage, while an additional cupboard houses a gas boiler.

First Floor

Accessed via a staircase with wooden handrail. The landing offers loft access and doors to all first floor rooms.

Bedroom One

A well proportioned double bedroom with a double glazed window to the front and a radiator.

Bedroom Two

A second bedroom overlooking the rear garden, fitted with a double glazed window and radiator.

Bathroom

The bathroom is fitted with a bath, WC and wash hand basin with mirrored vanity unit. There is an obscure double glazed window to the side, part tiled walls, a heated towel radiator, extractor fan and a built in storage cupboard housing the hot water tank.

Outside

Front

To the front of the property is off street parking via a driveway suitable for one to two vehicles, alongside a lawned area. There is access to an attached single garage.

Rear

The rear garden is fully enclosed with timber fencing and offers a combination of lawn and paved patio areas, providing a pleasant and private outdoor space. Direct access is available from the kitchen.

Garage

Attached single garage.

Tenure

Freehold

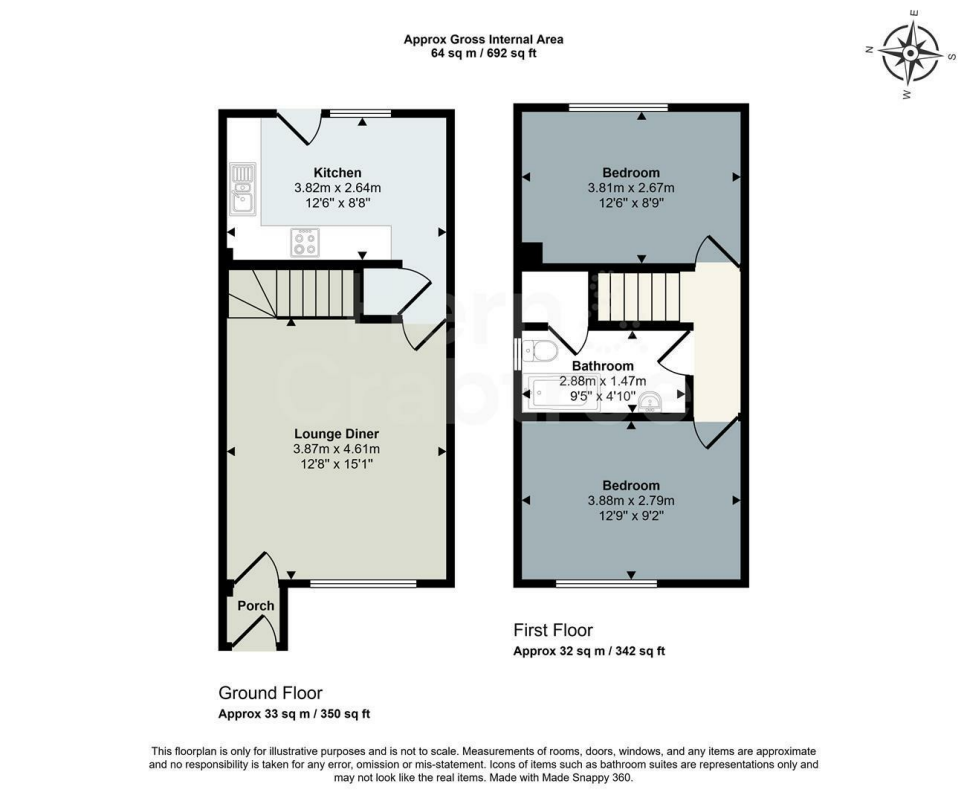
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Please note: Buyers are required to pay a non refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

