

# Cranbourne Way

PONTRENNAU, CARDIFF, CF23 8SL

£439,950

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# Cranbourne Way

Positioned on the ever-popular Cranbourne Way in Pontprennau, this deceptively spacious four-bedroom detached home offers versatile living accommodation across two well-presented floors. With multiple reception areas, an extended kitchen, a walk-in storeroom and utility room, this property caters perfectly for growing families or those who love to entertain. The bedrooms are all well-proportioned, with the principal bedroom benefiting from an en suite and ample storage.

To the rear, the garden is a highlight – a thoughtfully landscaped three-tiered space designed for low maintenance and maximum enjoyment, complete with seating areas, a storage shed and mature planting. There is off-street parking to the front for multiple vehicles.

Pontprennau remains a favourite among families and professionals alike, offering excellent access to the M4 corridor and A48. Local amenities include Waitrose, Lidl, primary schools, doctors, dentists, and green open spaces. Excellent public transport links and proximity to Cardiff Gate retail park further enhance the convenience of the location, while Cardiff city centre is just a short drive or bus ride away.



# 1227.00 sq ft

## Entrance & Hallway

Enter via a double-glazed composite front door beneath a storm porch. The hallway features wood laminate flooring, stairs rising to the first floor, and internal doors to the sitting room and living room.

## Sitting Room

Positioned at the front of the home with a double-glazed window, wood laminate flooring and a radiator, this room provides a cosy second reception space. (a former garage conversion over 20 years ago by the previous owner, please note the seller does not hold building control certificates, but will be happy to pay for a suitable indemnity policy if required).

## Living Room

A welcoming principal reception room with a bay-fronted double-glazed window, fireplace with surround, additional obscure glazed window to the side, radiator, archway to the dining area, and doors to the kitchen and a walk-in storage cupboard.

## Dining Room

This sociable space enjoys garden access through French double-glazed doors, with an archway seamlessly linking it to the living room and a radiator completing the space.

## Kitchen

Fitted with a selection of wall and base units with worktops over and a breakfast bar area. Includes a one and a half bowl sink with mixer tap, wine cooler, fridge, space for a gas range cooker, cooker hood, downlighters, glass splashback and tiled flooring. There's also a door leading to the utility room.

## Utility Room

Equipped with base and wall units, downlighters, integrated full-length dishwasher, a second one and a half bowl sink and drainer, and a door to the rear garden and cloakroom.

## Cloakroom

Features a double-glazed obscure window to the side, WC, wash hand basin with vanity unit, radiator and tiled flooring.

## Laundry Room

Accessible via the lounge, this useful area includes

plumbing for a washing machine, space for fridge/freezers, storage units, towel rail, vinyl flooring and space for coats and shoes.

## First Floor Landing

Wooden handrail and bannister, loft access hatch and doors leading to all bedrooms and family bathroom.

## Bedroom One

Double-glazed windows to the front, radiator, a full suite of fitted wardrobes, over-bed storage, dressing table and linen cupboard.

## En Suite

Obscure front window, corner shower quadrant with plumbed shower, WC, wash basin with vanity, mirror with lighting, radiator, tiled floor and part-tiled walls.

## Bedroom Two

Double-glazed front window and additional side obscure window, fitted wardrobes and radiator.

## Bedroom Three

Double-glazed rear window, fitted wardrobes, radiator.

## Bedroom Four

Currently used as a dressing room, with rear double-glazed window, wood laminate flooring and mirrored fitted wardrobes.

## Family Bathroom

Obscure double-glazed rear window, bath with plumbed shower and glass screen, WC, vanity unit with basin and illuminated mirror, extractor fan, tiled flooring and walls.

## Front & Rear Gardens

The front provides off-street parking for two to three vehicles and gated side access to the rear.

The tiered rear garden offers three levels: the top with artificial lawn and access to the front, a raised decked seating area with a cold water tap, a middle decked area, and a further sunken decked terrace with timber-framed storage shed. Mature trees and shrubs frame the space, creating a private and low-maintenance outdoor retreat. External lighting also features.

## Disclaimer

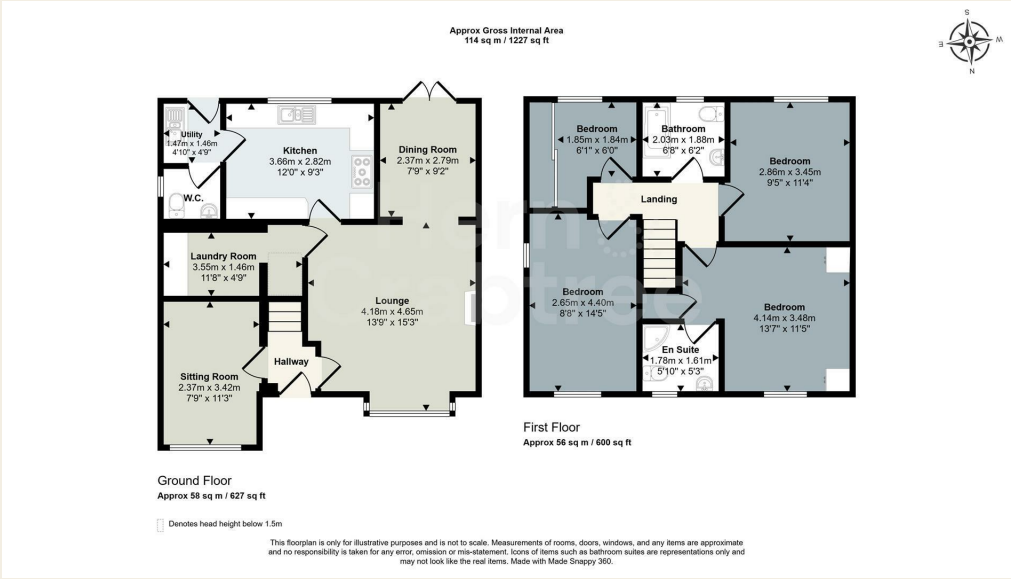
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| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         | <b>83</b>                  |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         | <b>71</b>                  |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk

hern-crabtree.co.uk

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



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