

# Maes Y Bryn

PONTRENNAU, CARDIFF, CF23 8XQ

GUIDE PRICE £375,000

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# Maes Y Bryn

Set quietly at the end of a cul de sac in Pontprennau, this detached home offers a composed and carefully presented interior with a natural flow between its living spaces and garden. The house has been maintained with a consistent, neutral palette, allowing each room to feel calm, balanced and ready to adapt to a new owner's style.

The living room sits to the front, while the kitchen and dining space form the heart of the home to the rear, opening directly onto the garden. This connection between inside and out works particularly well for both everyday living and hosting, with light drawn through from both aspects. Upstairs, three well arranged bedrooms include a principal room with its own en suite, alongside a family bathroom, all finished with a practical and considered layout.

Pontprennau remains a popular choice for buyers seeking convenience without compromising on green space. Nearby, you have access to well regarded local schools, supermarkets and amenities, while Cardiff Gate Retail Park and the A48 and M4 links are within easy reach for commuting. There are also nearby walking routes and green corridors that connect through the surrounding areas, adding to the overall appeal of the setting.

A well balanced home in a quiet position, offering ease, comfort and accessibility in equal measure.



# 962.00 sq ft

## Entrance Hall

Double glazed obscure windows to the side of the composite front door provide natural light into the entrance hall. Stairs rise to the first floor, with wood laminate flooring and a radiator. Doors lead to the principal ground floor rooms.

## Cloakroom

Double glazed obscure window to the side. WC and wash hand basin, part tiled walls, radiator and vinyl flooring.

## Living Room

Double glazed windows to the front aspect. A well balanced reception space featuring wood laminate flooring, radiator and an electric fireplace with surround. Interconnecting doors lead through to the dining area and back into the hallway.

## Kitchen Dining Room

Double glazed windows to the rear, with French doors opening onto the garden and a further double glazed door to the side providing access to the driveway. The kitchen is fitted with a range of base and wall units with work surfaces over incorporating a one bowl sink and drainer with mixer tap. Integrated appliances include Neff dishwasher, induction hob with cooker hood over, oven, microwave, washing machine, fridge and freezer. Finished with split face stone tiled splashbacks, LED kickboard lighting, spotlights and a vertical radiator. The dining area features oak wood flooring, space for a table and chairs, vertical radiator and spotlights, with a natural connection through to both the living room and garden.

## First Floor Landing

Double glazed window to the side. Access to loft space and airing cupboard housing a Worcester gas combination boiler. Radiator.

## Bedroom One

Double glazed windows to the front aspect. A generous principal bedroom with fitted wardrobes and radiator. Access to:

## En Suite

Double glazed skylight window to the front. Suite

comprising WC, wash hand basin with vanity unit, shower quadrant with glass enclosure and tiled splashbacks. Radiator, extractor fan and vinyl flooring.

## Bedroom Two

Double glazed windows to the rear. A comfortable double bedroom with fitted wardrobes and radiator.

## Bedroom Three

Double glazed windows to the rear. A single bedroom with fitted wardrobes, wood laminate flooring and radiator.

## Bathroom

Double glazed obscure window to the side. Suite comprising bath with shower over and glass screen, WC and wash hand basin set within a vanity unit. Tiled walls, vinyl flooring, heated towel rail, extractor fan and spotlights.

## Rear Garden

An enclosed rear garden with timber fencing, offering a paved patio area leading to a lawn and a further seating area positioned behind the garage. A side gate provides access to the driveway. There is an outside tap and lighting. The garden continues with raised planting beds and mature shrubs, creating a private and well established outdoor space. The detached single garage is accessed via an up and over door to the front and a pedestrian door from the garden, with power and lighting.

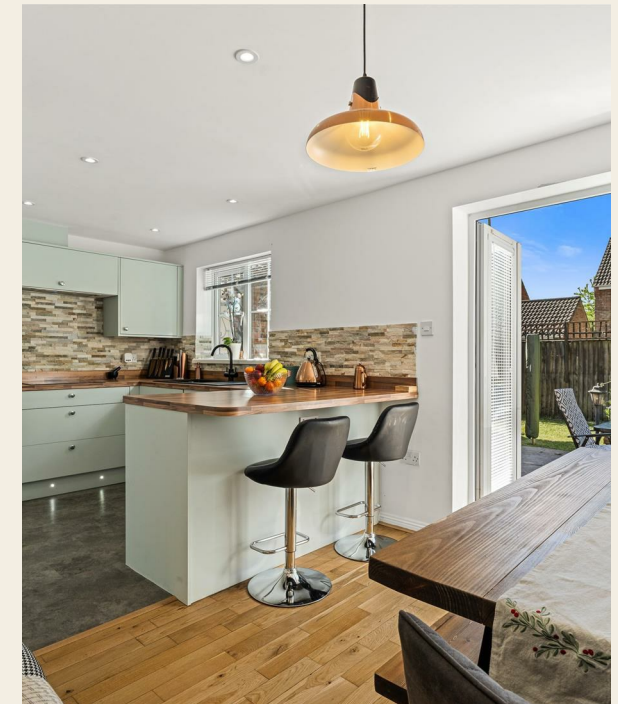
## Front & Parking

Positioned at the end of a quiet cul de sac, the property enjoys an attractive frontage with mature planting including Acer trees, lawn and shrubs. A tarmac driveway runs alongside the house and provides off road parking for several vehicles.

## Disclaimer

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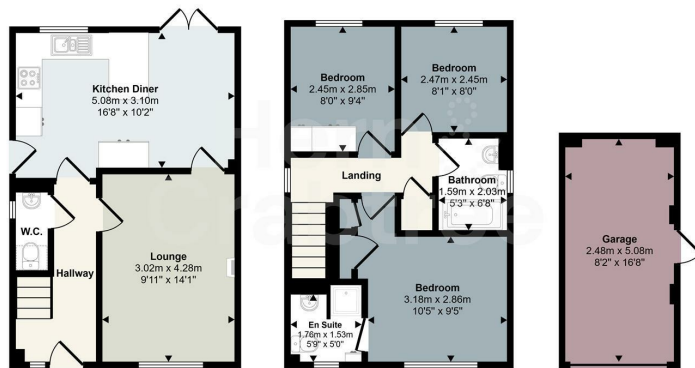
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Approx Gross Internal Area  
89 sq m / 962 sq ft



Denotes head height below 1.5m

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.



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