

Blackberry Way

PONTRENNAU, CARDIFF, CF23 8FE

GUIDE PRICE £320,000

**Hern &
Crabtree**



Blackberry Way

Situated within the sought after residential area of Pontprennau, this well presented mid terrace townhouse offers spacious and versatile accommodation arranged across three floors, ideal for modern family living. Available with no onward chain, the property is ready to move straight into while still offering exciting potential for a purchaser to introduce their own style over time.

The property begins with a welcoming entrance hall finished with tiled flooring, leading to a ground floor shower room and a versatile double bedroom overlooking the front aspect. To the rear, a practical utility room provides additional storage and laundry space with direct access out to the garden.

The first floor forms the social hub of the home, with a bright and generously proportioned living room spanning the front of the property. To the rear, the kitchen diner is fitted with a range of wall and base units, integrated cooking appliances and ample space for dining and entertaining while enjoying views across the garden.

On the top floor are two further double bedrooms, including the principal bedroom with built in wardrobes and an en suite shower room. A family bathroom and additional storage complete the accommodation.

Externally, the property benefits from a driveway leading to the garage, while the enclosed rear garden has been designed for ease of maintenance with paved seating areas, lawn and decorative gravel borders.

Pontprennau remains one of Cardiff's most convenient residential locations, offering excellent access to the A48 and M4 for commuters. Nearby amenities include supermarkets, cafés, Cardiff Gate Retail Park and well regarded local schools. Green spaces and walking routes are also close by, making this an appealing choice for families and professionals seeking both convenience and a strong sense of community.



1377.00 sq ft

Entrance Hall

PVC entrance door leading into the hallway. Stairs rising to the first floor with useful large storage cupboard beneath. Radiator and tiled flooring.

Ground Floor Shower Room

Obscure double glazed window to the front. Fitted with a walk in shower, WC and wash hand basin. Radiator and tiled flooring continuing from the hallway.

Ground Floor Bedroom

Double glazed window to the front. Radiator.

Utility Room

Double glazed window to the rear and PVC door with obscure glazed panels leading to the garden. Fitted work surface with stainless steel sink and drainer, space and plumbing for a washing machine and tiled splashback. Radiator and tiled flooring.

First Floor Land Landing

Stairs rising to the second floor.

Living Room

Two double glazed windows to the front aspect providing excellent natural light. Two radiators.

Kitchen Diner

Two double glazed windows to the rear. Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks incorporating a stainless steel one and a half bowl sink and drainer. Integrated gas hob with electric oven and grill beneath. Space and plumbing for appliances. Tiled flooring.

Second Floor Landing

Wooden balustrade, loft access and large storage cupboard housing the hot water tank.

Bedroom One

Double glazed window to the front. Radiator and built in wardrobes.

En Suite Shower Room

Obscure double glazed window to the front. Suite comprising walk in shower, WC and wash hand basin. Radiator and laminate flooring.

Bedroom Two

Double glazed window to the rear. Radiator.

Family Bathroom

Obscure double glazed window to the rear. Suite comprising bath, WC and wash hand basin. Radiator and laminate flooring.

Front Exterior

Driveway providing off road parking leading to the garage with up and over door.

Rear Garden

Enclosed rear garden with paved seating area directly to the rear of the property and timber storage shed. The remainder is laid mainly to lawn with decorative gravel borders and enclosed by wooden fencing. Outside cold water tap.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

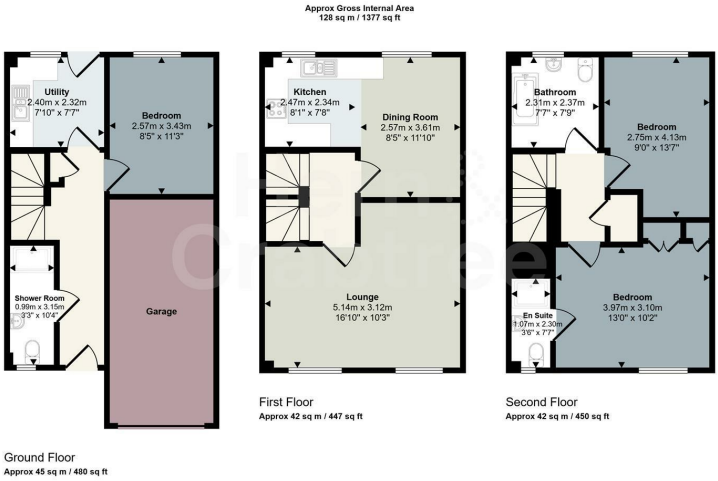
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	75	88
(81-91) B		
(69-80) C		
(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 



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. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.



Hern & Crabtree

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

hern-crabtree.co.uk

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.