

Sutton Grove

PONTRENNAU, CARDIFF, CF23 8SG

GUIDE PRICE £430,000

**Hern &
Crabtree**



Sutton Grove

Tucked away at the end of a peaceful close in Pontprennau, this beautifully arranged detached home enjoys open views across neighbouring parkland and offers a thoughtful balance of family living and refined entertaining space.

Light flows easily through the ground floor, where interconnected reception rooms provide both intimacy and openness. The kitchen diner forms the natural focal point of the house, its quartz surfaces and considered cabinetry framed by skylights above and wide opening doors to the garden beyond. It is a space designed as much for quiet morning coffee as for lively evenings with friends.

Upstairs, three well proportioned bedrooms include two with en suite shower rooms, offering comfort and privacy for family members or visiting guests. The principal rooms enjoy a pleasant outlook, and the overall sense is one of calm, practical elegance. Outside, the garden has been arranged to offer both terrace and lawn, while a brick built outbuilding provides useful additional storage or workshop potential. Driveway parking sits neatly to the front.

Pontprennau remains one of Cardiff's most popular residential addresses, prized for its access to green space and excellent connectivity. The property sits moments from local parks and is within easy reach of the amenities at Pontprennau Retail Park and Cardiff Gate. Well regarded local schools include Corpus Christi High School and Pontprennau Primary School. Swift access to the A48 and M4 makes commuting straightforward, while Cardiff city centre is approximately fifteen minutes by car, offering cultural venues, independent dining and high end shopping.

This is a home that combines village like calm with the convenience of the capital.



1247.00 sq ft

Entrance Hallway

Accessed via a storm porch and PVC front door with two vertically set obscured double glazed panels, the welcoming hallway features coved ceilings, wooden flooring, a radiator and a staircase rising to the first floor.

Cloakroom

Fitted with a WC and wash hand basin, tiled to waist height with Amtico flooring beneath. There is an obscured double glazed window to the front and a heated towel rail.

Living Room

A generous reception space with double-glazed windows to the front and bifold doors opening into the dining room. Coved ceilings, wooden flooring and two radiators which create a comfortable setting for both relaxing and entertaining.

Dining Room

Positioned to the rear with double glazed patio doors opening onto the garden. Wooden flooring continues from the living room, complemented by coved ceilings and a radiator.

Kitchen Diner

A striking and well appointed space forming the heart of the home. Double glazed bifold doors open onto the rear garden, while double glazed skylights draw natural light from above. The kitchen is fitted with quartz work surfaces, a ceramic sink, wall and base units, tiled flooring and recessed lighting. Integrated appliances include a gas hob, oven and grill, microwave, fridge, freezer, dishwasher and washing machine, along with a wine fridge. A vertical radiator completes the space.

Study

With a double glazed window to the front, tiled flooring, radiator and a useful storage cupboard.

First Floor Landing

With double glazed windows to the side, loft hatch access, coved ceilings, radiator and a wooden balustrade with glass panels.

Bedroom One

Double glazed window to the front, radiator and built in wardrobe.

En Suite

Obscured double glazed window to the front, tiled walls and floor, walk in shower, WC and wash hand basin.

Bedroom Two

Two double glazed windows to the rear, radiator and built in wardrobe.

En Suite

Obscured double glazed window to the rear, tiled walls, tiled ceiling and tiled floor. Fitted with a corner walk in shower, WC, wash hand basin and heated towel rail.

Bedroom Three

Double glazed window to the front, radiator and built in wardrobe.

Family Bathroom

Double glazed window to the rear. Tiled walls and ceiling. Fitted with a bath with integrated shower over, WC and wash hand basin, plus radiator.

Rear Garden

The rear garden is enclosed by wooden fencing on three sides and features a generous paved terrace leading to a large lawn. There is a cold water tap, a brick built shed with workshop potential and gated side access.

Front Garden and Parking

To the front is a paved driveway providing parking for three vehicles, positioned at the end of the close with open views across the adjoining park.

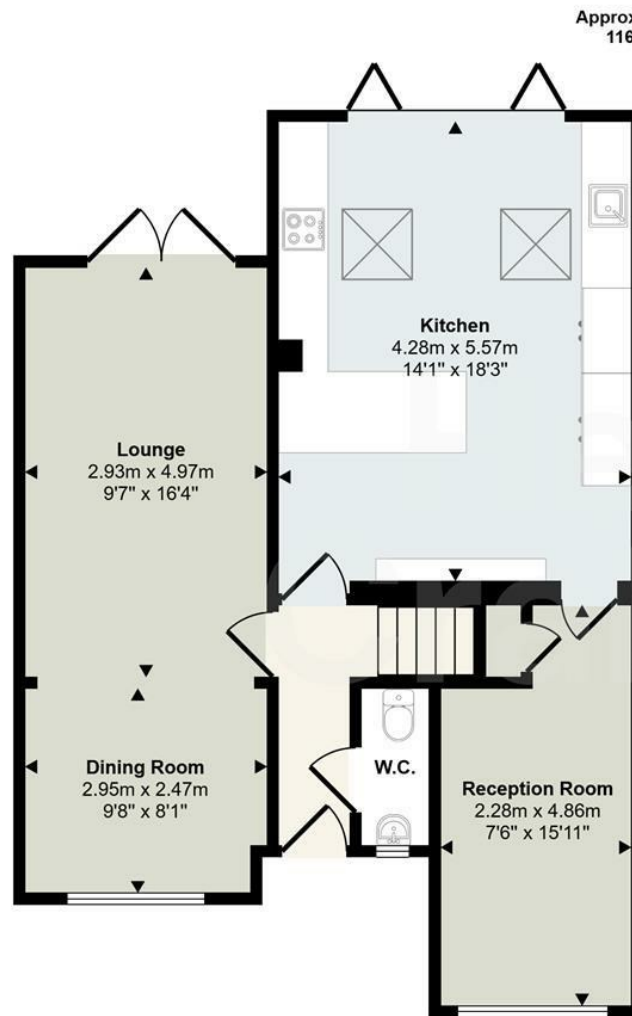
Disclaimer

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. 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.

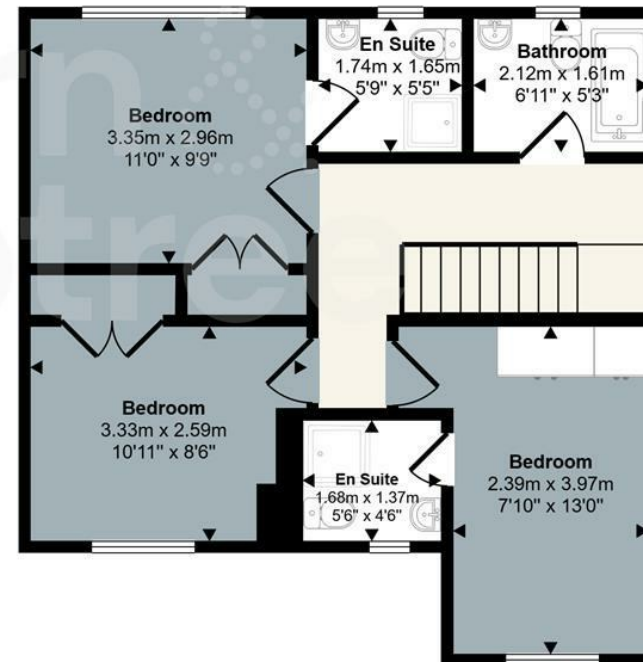
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







Ground Floor
Approx 65 sq m / 700 sq ft



First Floor
Approx 51 sq m / 547 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	75	79
(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	

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

