

Evenwood Close

PONTRENNAU, CARDIFF, CF23 8NF

ASKING PRICE £330,000

**Hern &
Crabtree**

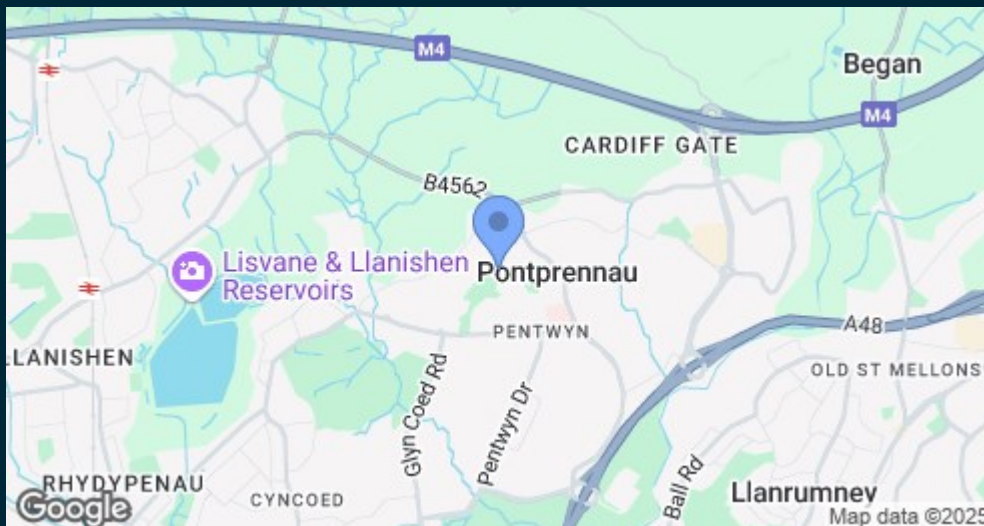


Evenwood Close

Nestled in the highly sought-after area of Pontprennau, this beautiful three-bedroom end-terrace property offers a perfect blend of modern living and convenience. Located in a peaceful cul-de-sac, the location couldn't be more convenient, with easy access to the M4 motorway and close proximity to Butterfield Park. Local amenities, including supermarkets, are just a short drive away, while Pontprennau Primary School is within walking distance, making it perfect for families.

The accommodation briefly comprises an entrance hall, ground floor WC, kitchen diner which opens onto a patio area which is perfect for alfresco dining and a living room which also opens to the rear patio and garden. On the first floor, you'll find three generously sized bedrooms, offering ample space for family living or guests plus a family bathroom. The home benefits from a south-west facing rear garden, ideal for enjoying the sun throughout the day and into the evening. The property offers a private driveway for two vehicles side by side, adding to the practicality of this fantastic home.

This charming home offers an excellent opportunity to enjoy comfortable, contemporary living in a highly desirable area. Don't miss your chance to own this beautiful home.



Entrance Hall

Storm porch to the front. Entered via a composite door with a leaded and stained glass inset. Solid wood walnut flooring. Radiator, stairs to the first floor, coved ceiling. Under stair storage area and cupboard. Doors to:

WC

Double obscure glazed window to the rear, coved ceiling, part tiled walls, tiled floor. WC, wash hand basin, heated towel rail.

Kitchen Diner

15'4 x 12'0

Double-glazed windows to the front, double-glazed window and double-glazed patio door to the side. Fitted with wall and base units with complimentary granite work surfaces over. Sink with draining groove in the work surface, tiled splash back. Four-ring electric 'Neff' hob, integrated Neff double oven and grill. slimline dishwasher to remain, washing machine. Space for fridge freezer. Amtico flooring, vertical radiator. Concealed 'Worcester' gas boiler.

Living Room

17'10 x 10'10

Double-glazed patio doors to the rear, double-glazed window to the rear, coved ceiling. Radiator, marble fireplace with matching hearth and electric fire. Solid wood walnut flooring.

First Floor

Stairs rise up from the entrance hall.

Landing

Banister, loft access hatch, built-in cupboard, doors to:

Bedroom One

13'3 x 9'3

Double glazed window to the front, coved ceiling, radiator. Built-in wardrobe.

Bedroom Two

10'6 x 10'4

Double glazed window to the rear, coved ceiling, radiator, built-in wardrobe.

Bedroom Three

8'3 x 9'11

Double glazed window to the front, built-in wardrobe, coved ceiling, radiator.

Bathroom

6'11 x 6'1

Double obscure glazed window to the rear, tiled walls and flooring. WC, wash basin, bath with an integrated Aqualisa electric shower with waterfall shower head. Heated towel rail.

External

Front

Driveway providing off street parking for two vehicles. Path to the side, lawn and flowerbeds.

Rear Garden

Sunny southwest facing rear garden. Paved patio sitting area accessed from the kitchen diner, lawn with flowerbeds and slate chippings. External cold water tap. Shed with electricity. Gate to the front of the property.

Additional Information

We have been advised by the vendor that the property is Freehold.

EPC - C

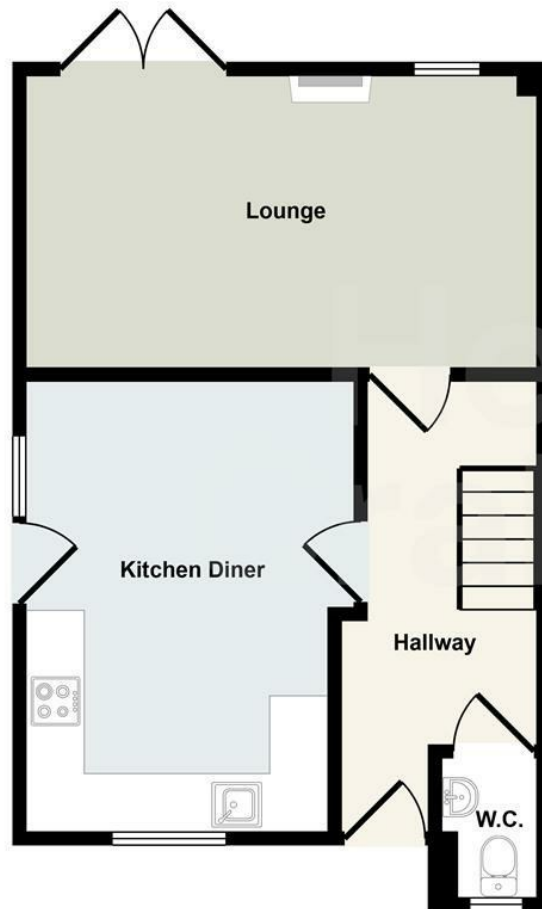
Council Tax Band - E

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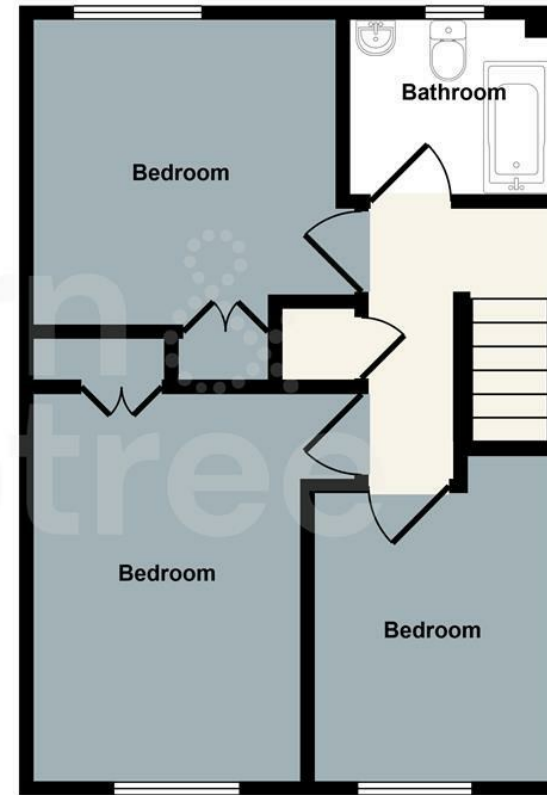
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Ground Floor



First Floor

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		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		G
(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.

