Maes Y Bryn

PONTPRENNAU, CARDIFF, CF23 8XQ

GUIDE PRICE £550,000





Maes Y Bryn

Set at the end of this cul de sac street, this exceptional extended detached house offers a perfect blend of space, elegance, and practicality for family living. The property opens into a welcoming hallway that sets the tone for the home, flowing seamlessly into versatile reception spaces, including a dedicated playroom and a generous living area with built-in storage. The heart of the house is the impressive kitchen diner, designed for both culinary pursuits and family gatherings, featuring a central breakfast island, integrated appliances, and bi-fold doors opening onto a thoughtfully designed rear garden.

Upstairs, the principal suite offers built-in wardrobes and a refined en-suite, complemented by three additional bedrooms and a family bathroom, all designed with attention to detail. The integrated garage provides flexible space, currently arranged as a gym and rest area. Externally, the property enjoys a large driveway with an electric car charger, side access, and a rear garden with a combination of patio and astroturf, ideal for children or outdoor entertaining.

Pontprennau is known for its family-friendly environment, excellent schools, and convenient transport links into Cardiff city centre. Local amenities, parks, and green spaces provide a balanced lifestyle, while nearby Cardiff's shopping, dining, and cultural offerings remain within easy reach. This property offers an exceptional opportunity to enjoy a refined, spacious home in a vibrant yet tranquil community.











Entrance Hall

Enter through a composite door with four obscure square double-glazed glass panels, leading into a welcoming hallway. The space is finished with wooden flooring, coved ceilings, sunken lights, a radiator, and a staircase to the first floor.

Sitting Room

A sitting overlooks the front of the property through a double-glazed window. The room features coved ceilings, a radiator, and wooden flooring.

Living Room

At the rear of the house, the living room is bright and inviting with double-glazed windows, coved ceilings, a radiator, built-in shelving, and storage cupboards.

Downstairs WC

A convenient cloakroom includes a double-glazed obscure window to the rear, wooden flooring, a radiator, toilet, and sink with tiled walls to chest height.

Kitchen / Diner

The kitchen diner is a highlight, with double-glazed windows to the front and bi-fold doors to the rear garden. Wooden flooring with underfloor heating, sunken lights, and a breakfast island featuring an integrated induction hob and quartz work surface provide both style and practicality. Wall and base units, a double integrated oven, integrated dishwasher, and ceramic sink with drainer are included along with wine fridge. Double-glazed skylights illuminate the space.

Utility Room

The adjoining utility room has a double-glazed window to the side, wooden flooring, skylights, and two cupboards housing the washing machine. A door leads to the integrated double garage, which is equipped with electricity, electric up-and-over doors, and is currently used as a gym and relaxation space.

First Floor

The first-floor landing features coved ceilings, a radiator, storage cupboard, loft access, and a hatch.

Bedroom One

The principal bedroom at the front has built-in wardrobes, coved ceilings, a radiator. Door to EnSuite.

En Suite

En-suite bathroom with walk-in shower, tiled floor and walls, sink, toilet, and heated towel rail.

Bedroom Two

This double bedroom is located at the front and features coved ceilings, a radiator, and a built-in cupboard, providing practical storage.

Bedroom Three

A further double bedroom with double-glazed window to the front, coved ceilings, and wooden floors, offering a bright and versatile space.

Bedroom Four

A fourth bedroom at the front has double-glazed windows, coved ceilings, a radiator, and wooden floors, suitable as a bedroom, study, or guest room.

Family Bathroom

The family bathroom features a double-glazed obscure window to the rear, tiled walls and floor, a bath, sink, toilet, and heated towel rail and Smart TV.

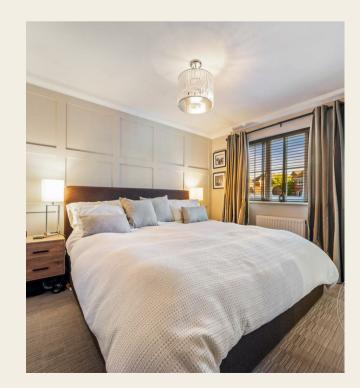
Front and Gardens

To the front, the property benefits from a large driveway with an electric car charger and a gated side access leading down the end of the cul-desac. The rear garden is enclosed by wooden fencing, with a small patio, a large area of astroturf, a shed, a cold water tap, and an additional raised patio area that can be used as a children's play space.

Disclaimer

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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.

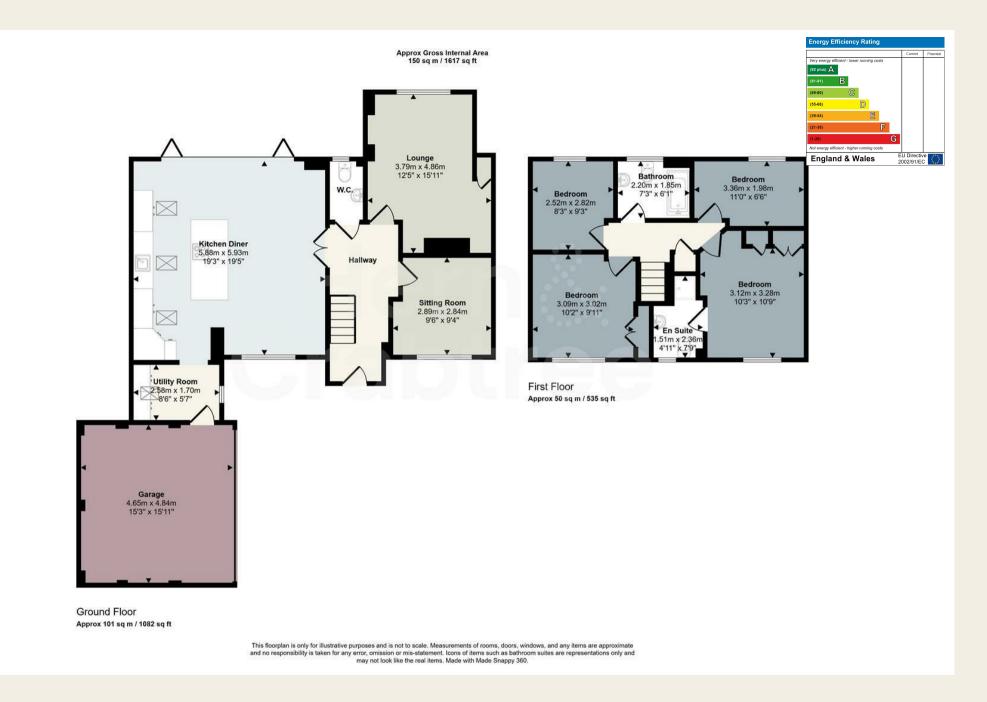












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