

Clos Y Fran, Cardiff

Offers Over £350,000

**Hern &
Crabtree**



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

Key Features

- Detached house in quiet cul-de-sac
- Three bedrooms, en suite
- Kitchen diner with fitted units
- Family bathroom
- Generous enclosed rear garden with patio and lawn
- No onward chain
- Living room with gas fireplace
- Double-glazed conservatory opening to rear garden
- Tarmac driveway for two to three vehicles and integral garage

Nestled in a quiet cul-de-sac, this detached house presents an inviting opportunity for discerning buyers seeking well-proportioned accommodation with potential for personal enhancement. The ground floor offers a living room enriched by a gas fireplace and coved ceiling, flowing naturally into a generous kitchen diner that connects to a conservatory overlooking the garden. Upstairs, three bedrooms provide a blend of comfort and practicality, complemented by a family bathroom and principal en suite.

Externally, the property is approached via a tarmac driveway capable of accommodating two to three vehicles, with an integral garage and an enclosed rear garden featuring a patio and lawn, offering a private retreat for family life.

Set within the sought-after Cardiff suburb, the home benefits from proximity to local amenities, including shops, cafes, and supermarkets. Families will appreciate well-regarded schools nearby, while outdoor enthusiasts can enjoy parks and recreational spaces within easy reach. Excellent transport links connect the area to the city centre and beyond, ensuring convenient access to Cardiff's cultural, educational, and professional hubs.

This home provides an opportunity to acquire a property in a desirable location with scope for individual touches, offering both practicality and charm for modern family life.

Approx 870.00 sq ft



Approx Gross Internal Area
81 sq m / 870 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		
(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		

Hern & Crabtree

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.