

Maes Y Bryn

PONTRENNAU, CARDIFF, CF23 8XQ

GUIDE PRICE £550,000

**Hern &
Crabtree**



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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.



1617.00 sq ft

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 En-Suite.

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-de-sac. 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.

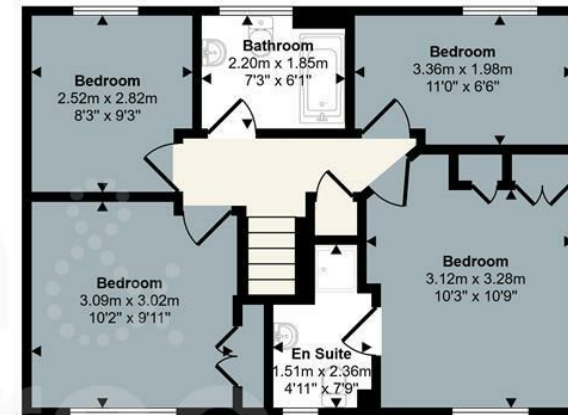
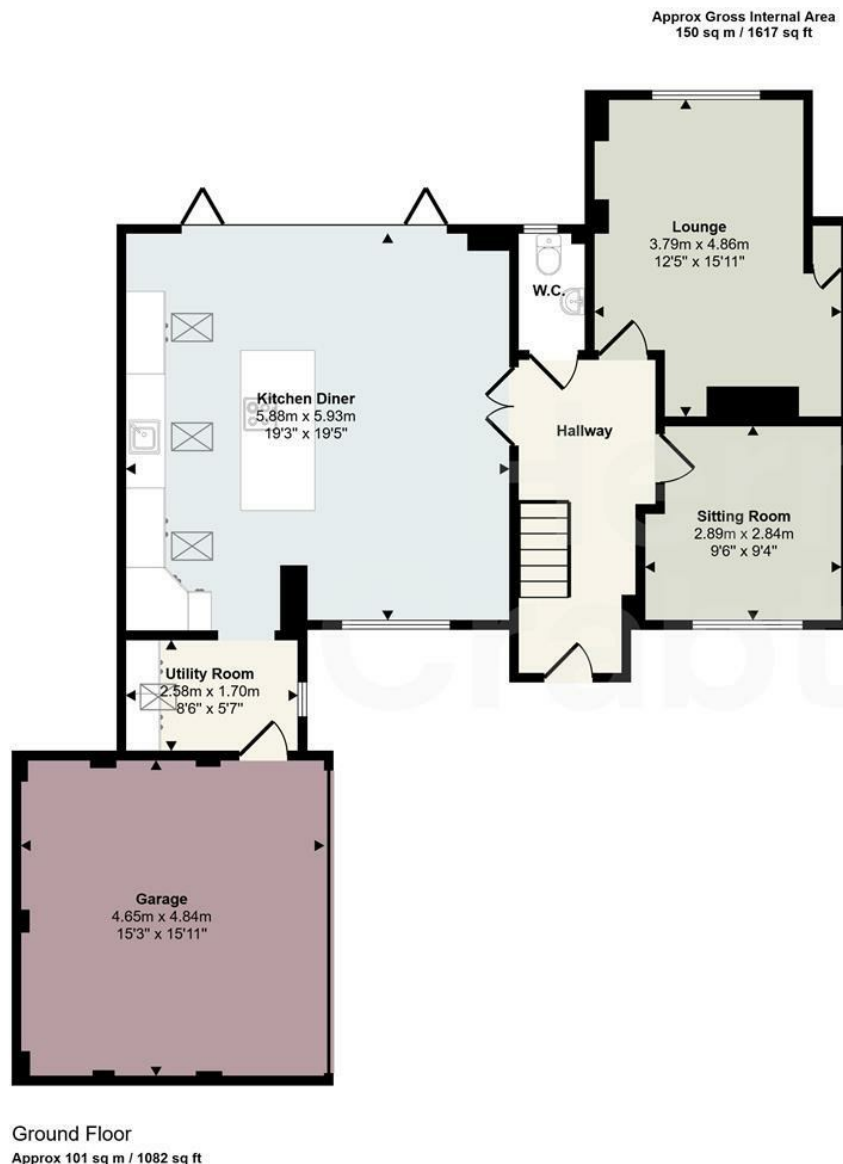
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







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

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.

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