

The Farthings

PONTPRENNAU, CARDIFF, CF23 8ET

ASKING PRICE £260,000

**Hern &
Crabtree**



The Farthings

CHAIN FREE! Hern & Crabtree are delighted to present this beautifully cared-for semi detached home in the sought-after community of Pontprennau.

Set within a quiet cul de sac, this inviting property offers thoughtful modern touches throughout and is perfectly suited to first-time buyers or those seeking a comfortable downsize. The ground floor comprises an entrance hallway leading into a well-planned kitchen and breakfast area, along with a light and welcoming living room overlooking the garden.

Upstairs, two well-proportioned bedrooms are served by a contemporary bathroom, each space designed to maximise comfort and practicality.

The rear garden is a particular highlight. Fully enclosed and carefully landscaped, it features a block-paved seating area near the house, a lawn bordered by established planting, and a useful storage shed. The front offers a lawned garden and a paved tandem double driveway, while gated access at the side adds convenience.

Pontprennau remains one of Cardiff's most popular residential districts, favoured for its balance of tranquillity and excellent connectivity. Local amenities are within easy reach, including supermarkets, cafés and everyday conveniences. The area is well served by both primary and secondary schools, making it appealing for buyers at different stages of life. Transport links provide swift access to the city centre and the M4 corridor, ensuring this home sits in a location that is both practical and desirable.



613.00 sq ft

Entrance Hallway

Kitchen

8'3" x 7'8"

Dining Area

5'4" x 7'8"

Living Room

4.17m x 4.11m

First Floor

Bedroom One

13'8" x 9'10"

Bedroom Two

7'8" x 11'6"

Bathroom

5'8" x 5'10"

Outside

Front and rear gardens

Disclaimer

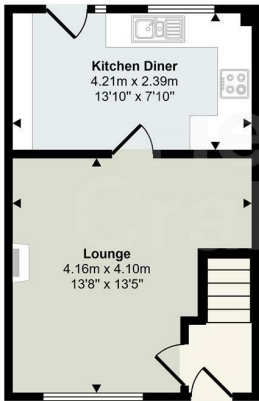
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease 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.

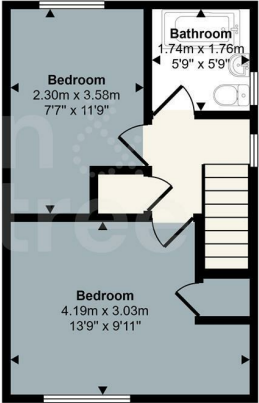


Good old-fashioned service with a modern way of thinking.

Approx Gross Internal Area
56 sq m / 608 sq ft



Ground Floor
Approx 28 sq m / 304 sq ft



First Floor
Approx 28 sq m / 304 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		88
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

