

Peppermint Drive

PONTPRENNAU, CARDIFF, CF23 8SH

GUIDE PRICE £475,000

**Hern &
Crabtree**



Peppermint Drive

Offered with no onward chain, this beautifully upgraded four-bedroom detached home on Peppermint Drive blends clean contemporary design with thoughtful family living. Stylish, light-filled, and impressively appointed throughout, this is a home that's truly ready to enjoy from day one.

Step inside and you're greeted by a generous hallway and a smartly fitted cloakroom. The living room enjoys a bay-fronted aspect and connects seamlessly to the dining area via striking black-framed slide-back doors—an industrial-style touch that sets the tone for the home's distinctive aesthetic. French doors from the dining area open onto a landscaped rear garden, creating the ideal indoor-outdoor flow for entertaining. The kitchen, designed by Avantgarde, is a sleek centrepiece with integrated appliances, stone countertops, and a sociable layout that connects with both the dining area and an additional snug or family room—perfect for relaxed evenings or a kids' playroom.

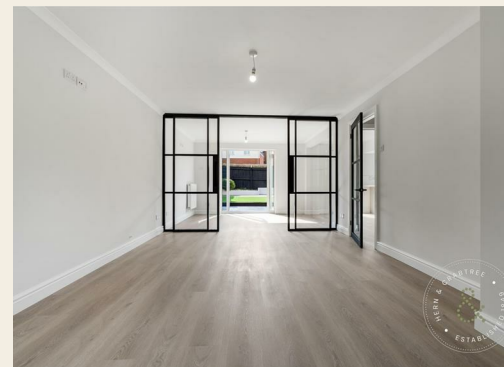
Upstairs, the principal bedroom features a beautiful en suite bathroom, while the remaining three bedrooms are well-proportioned and served by a chic hotel-style shower room with luxury Porcelanosa tiling. Outside, the garden is a mix of patio and decking, designed for easy upkeep and enjoyment. A wide driveway to the front provides ample parking and includes an electric car charging point.

This is a home that's been thoughtfully reimagined for modern family life, offering both comfort and flair in equal measure.

The Area: Pontprennau

Located in the sought-after suburb of Pontprennau, Peppermint Drive offers a peaceful residential setting with excellent links to the M4, A48, and Cardiff Gate. The area is popular with families thanks to its local parks, schools, and amenities, all while being just a short drive from Cardiff city centre.

- Four double bedrooms, two modern bathrooms
- No onward chain
- Stylish Avantgarde kitchen with integrated appliances
- Open-plan layout with industrial-style doors
- Bay-fronted lounge plus extra sitting room
- Landscaped garden with patio and decking
- Luxury Porcelanosa tiling throughout
- Driveway parking & EV charging point
- Sought-after Pontprennau location, near M4 & Cardiff Gate
- EPC -



1496.00 sq ft

Entrance Hall

Entered via a double glazed composite door to the front. Stairs to the first floor, radiator, wood laminate flooring. Under stair storage cupboard. Doors to:

WC

WC, wash hand basin, cupboard, double obscure glazed window to the front, heated towel rail. Part tiled walls.

Living Room

Double glazed bay window to the front, radiator, matching wood laminate floor, slide back doors opening out to the dining space.

Kitchen Diner

Double glazed french doors to the garden, double glazed door to the rear, double glazed windows to the rear. Dining area offers a TV point, radiator, matching wood laminate flooring. Kitchen comprises a selection of wall and base units with complimentary stone work tops over, four ring electric hob with cooker hood concealed over. Integrated full length 'Hotpoint' dishwasher. Stainless steel Caple sink with mixer tap. Integrated washing machine, integrated tumble dryer, integrated fridge freezer, integrated double oven and grill with microwave. Radiator, door connecting to sitting room.

Sitting Room

Former garage conversion with double glazed window to the front, double obscure glazed door to the side. Laminate floor, radiator.

First Floor

Stairs rise up from the entrance hall with wooden handrail and spindles.

Landing

Banister, airing cupboard housing a 'Worcester' gas combination boiler. Loft access hatch, radiator.

Bedroom One

Double glazed window to the front, radiator, door to en suite.

En suite

Double obscure glazed window to the front. Bath with plumbed shower over and separate shower spray mixer, glass screen. WC wash basin, vanity cupboard with light up vanity mirror over. Tiled walls, laminate floor, heated towel rail, extractor fan.

Bedroom Two

Double glazed window to the rear, radiator. TV point.

Bedroom Three

Double glazed window to the front, radiator, TV point.

Bedroom Four

Double glazed window to the rear, radiator, recess for bed to wardrobe.

Shower Room

Double obscure glazed window to the rear. Double walk-in shower with plumbed raindrop shower, glass screen. WC, wash basin, light up mirrored vanity cupboard. Heated towel rail. Tiled walls. Wppd laminate flooring.

External

Front

Off street parking for two to three vehicles, electric car charging point. Stone chippings, gate access to the side leading to the rear garden.

Rear Garden

Landscaped rear garden with decking, artificial lawn, paved key block patio. Raised borders with mature shrubs. Outside power point, cold water tap and light. Gate access to the side leading out to the front.

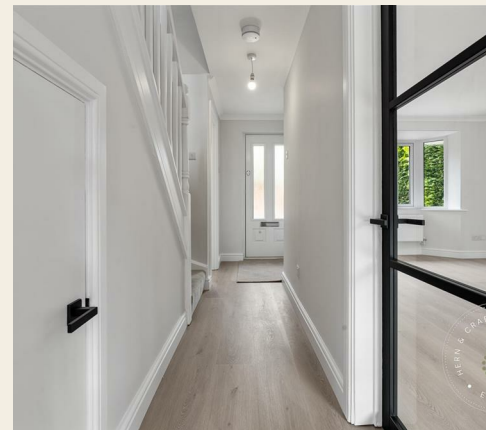
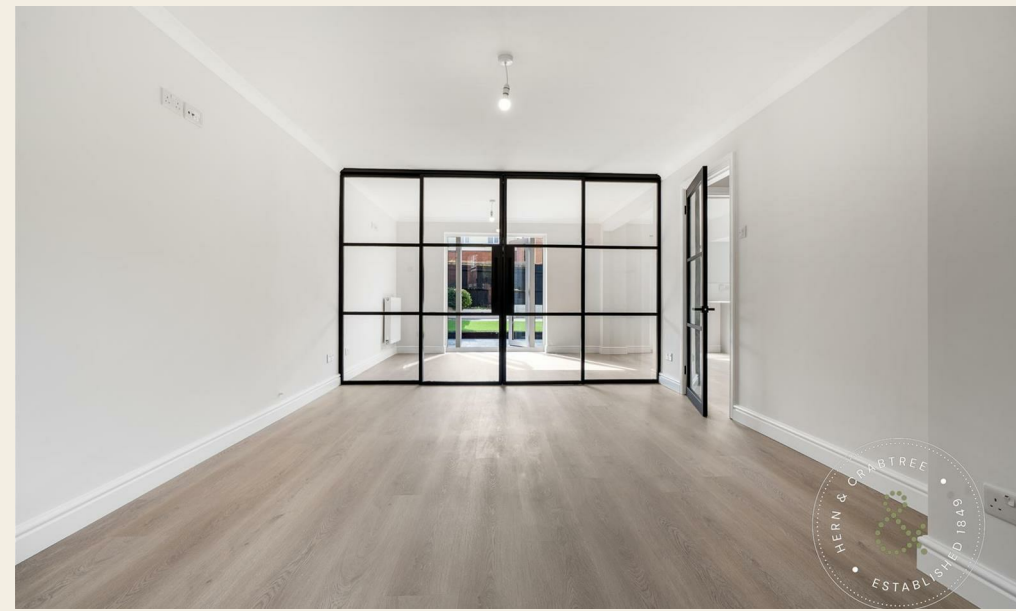
Tenure & Notes

We have been advised by the vendor that the property is Freehold.
Boiler serviced May 2025
Electrical certificate can be provided for 2025

Disclaimer

Please note: This property is owned by a member of staff at Hern & Crabtree.
General Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

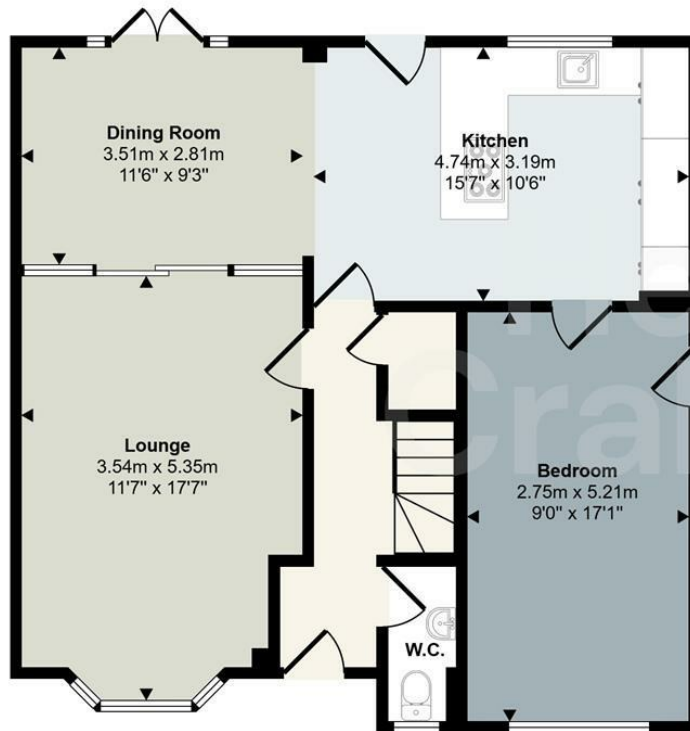
Virtually Staged



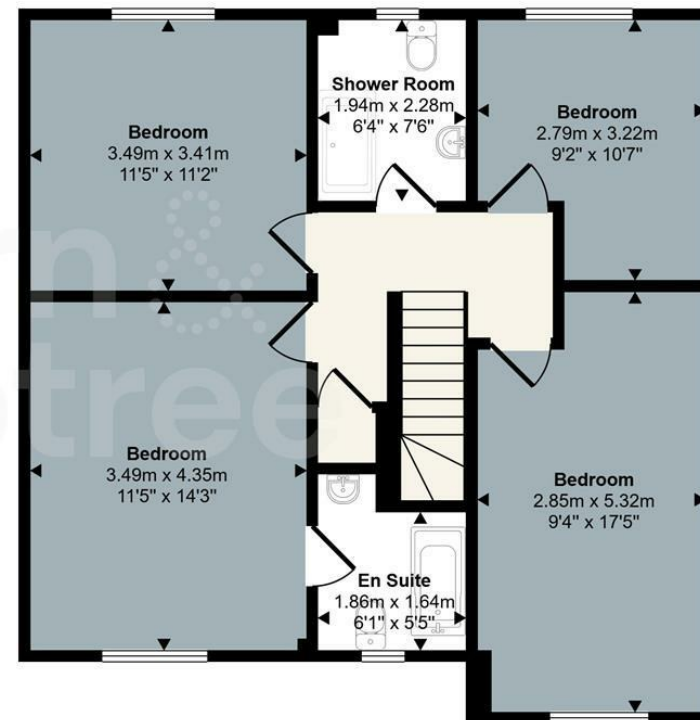




Approx Gross Internal Area
139 sq m / 1496 sq ft



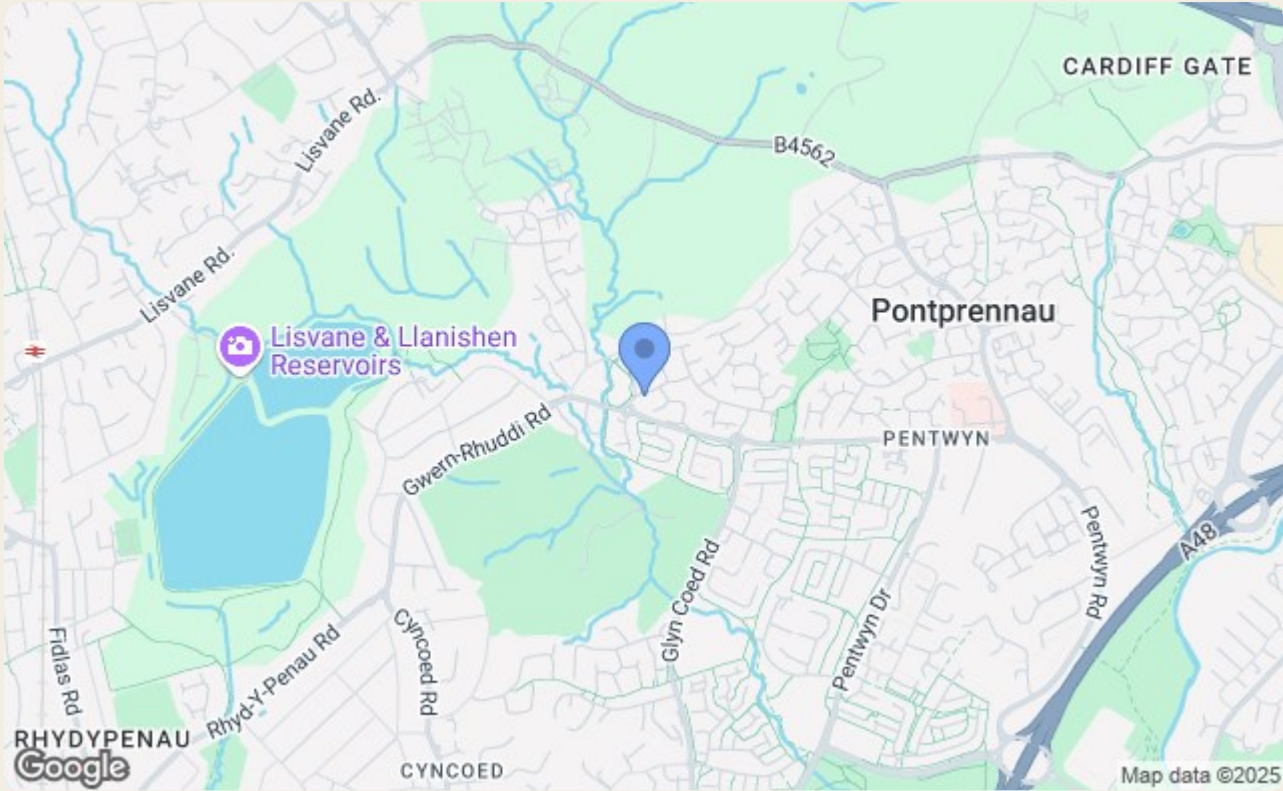
Ground Floor
Approx 69 sq m / 747 sq ft



First Floor
Approx 70 sq m / 749 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.

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



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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk

[hern-crabtree.co.uk](https://www.hern-crabtree.co.uk) 304 Caerphilly Road, Heath, Cardiff, CF14 4NS



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.