

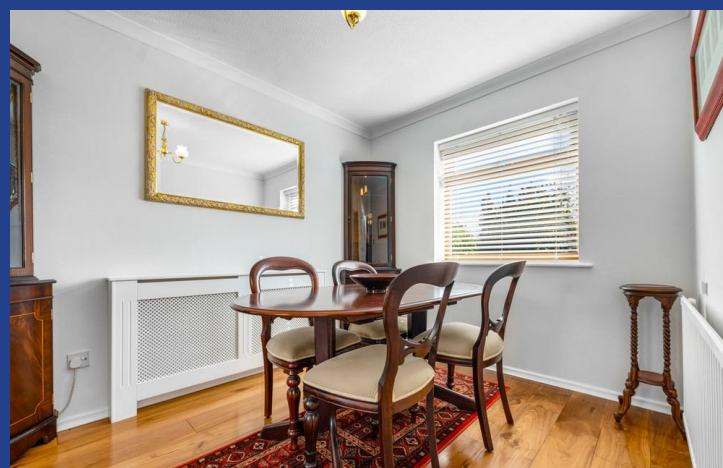
9 The Farthings, Pontprennau, Cardiff, CF23 8ET



Estate Agents and
Chartered Surveyors

Asking Price Of

£315,000



Detached House

3

1

2

2

Property Description

A very well presented detached three-bedroom family home in Pontprennau, Cardiff. This wonderful home sits itself upon a quiet cul de sac on a spacious corner plot with a wrap around garden. Internally the home briefly comprises; entrance hall, cloakroom, lounge, dining room and kitchen all to the ground floor. To the first floor you will find three spacious bedrooms plus a family bathroom complete with three-piece suite.

Outside to the front of the home you will find off road parking via a drive for three cars with side gardens leading around to the rear. The rear garden is private, and it mostly laid to lawn with a range of plant, trees, and shrubbery.

Tenure Freehold

Council Tax Band E

Floor Area Approx 810 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Pontprennau is a high requested area of Cardiff offering great road links leading both in and out of Cardiff's vibrant city centre and also easy access to the M4 corridor. There are a number of shops within walking distance including Waitrose and Lidl with Cardiff Gate retail park just a little further. For families there are a number of primary and secondary schools within walking distance that are highly regarded by the local residents.

ENTRANCE HALL

Enter via Upvc double glazed front door into hall. Wall papered walls with textured ceiling, a central light pendant finished with tiled flooring. Door leading to cloakroom and lounge.

CLOAKROOM

Fitted with a two piece bathroom suite comprising WC and wash hand basin. UPVC double glazed obscure window to side.

LOUNGE

19' 4 max" x 11' 3" (5.89m x 3.43m)
Wall papered walls with textured ceilings, a central light pendant finished with engineered wood flooring. Carpeted staircase leading to first floor. Upvc double glazed window to side and Upvc double glazed sliding doors leading to rear garden.

Door leading to dining room

DINING ROOM

8' 5" x 9' 7" (2.57m x 2.92m)

Wall papered walls with textured ceiling, a central light pendant and engineered wood flooring to finish. Archway leading to kitchen. Upvc double glazed window to rear.

KITCHEN

8' 6" x 9' 2" (2.59m x 2.79m)

Fitted with a range of base and eye level units with worktops over. Built in double oven, electric hob and cooker hood over. Inset stainless steel sink unit plus drainer. Space for free standing fridge/freezer and washing machine. Upvc double glazed window to front and Upvc double glazed door leading to the side. Tiled splash back with wall papered walls, textured ceilings, a central light pendant finished with tiled flooring.

LANDING

Wall papered walls with textured ceilings, a central light pendant finished with carpeted flooring. Upvc double glazed window to front. Doors leading to all first floor rooms. Single storage cupboard housing water tank. Upvc double glazed window to side.

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BEDROOM ONE

8' 4" x 10' 10" (2.55m x 3.31m)

Wall papered walls with textured ceiling, a central light pendant finished with carpeted flooring. Upvc double glazed window to rear. Built in double wardrobes surround bedroom frame.

BEDROOM TWO

10' 8" x 8' 3" (3.27m x 2.54m)

Wall papered walls with textured ceiling, a central light pendant finished with carpeted flooring. Built in mirrored sliding wardrobes. Upvc double glazed window to rear.

BEDROOM THREE

7' 5" x 8' 3" (2.27m x 2.54m)

Wall papered walls with textured ceilings, a central light pendant finished with carpeted flooring. Upvc double glazed block window to front.

BATHROOM

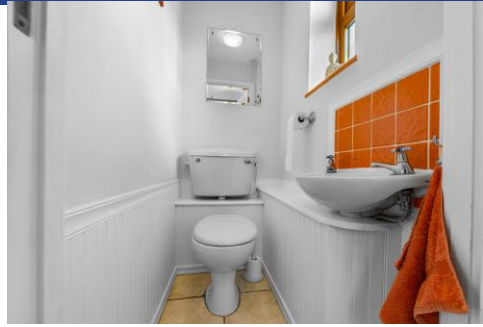
Fitted with a three piece bathroom suite comprising bath with shower over, WC and wash hand basing. Upvc double glazed window to front. Tiled walls and floors with a central light pendant.

OUTSIDE

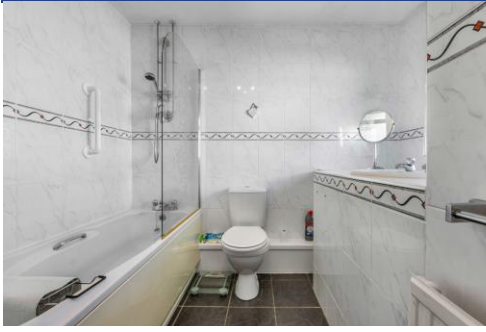
Front - Driveway to the front of the home providing off road parking for up to three cars. Side garden mostly laid to lawn with an array of plants and shrubbery. Side gate provided access to rear garden.

Rear - An enclosed landscaped mature garden mostly laid to lawn with a number of mature plants and shrubbery with well groomed hedging providing a beautiful boarder. Patio area provides a great space for outside dining and entertaining

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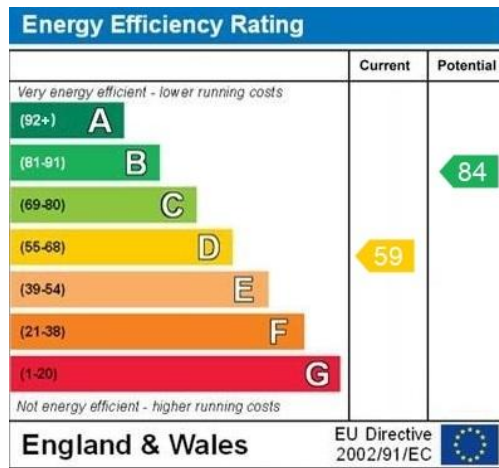
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