



Borage Close

4 Bedrooms - Cardiff - CF23 8SJ - £424,999 Freehold



All measurements are approximate and for display purposes only



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 - Llanishen**
54 Station Road
Llanishen, Cardiff
CF14 5LU
 - Cathays**
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
G		G	

Energy Efficiency Rating: 62 (Current), 83 (Potential)

Environmental Impact (CO₂) Rating: A (Current), B (Potential)

JeffreyRoss





Front

Large corner plot with side access to rear garden, lawn front garden, paved extended driveway allowing for up to 5 cars parked off road. Access to Detached garage

All Bathrooms replaced 2018

Custom made blinds included throughout

Hall

WC

Study / Rec room

Lounge

Kitchen Diner

Utility Room

Conservatory

Landing

Loft

Accessed via loft ladder. Loft space is insulated and boarded

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

Garden

Good size low maintenance enclosed paved patio, side access to front, Covered area to side, with a wood built lean-to & locked storage area, access to utility room

Tenure

Freehold, but this is to be confirmed by your solicitor

Additional Info

We have been informed by the seller the following works have been done

- New uPVC Front/Back & French doors 2014
- Cavity Wall Insulation 2014
- Rear Garden Patio & Lean-to built 2017 - 2018







A super Family home located in this quiet cul de Sac in Pontprennau in Cardiff. This extended detached property has been well looked after and improved on by the current owners and offers fantastic space both inside & out. The accommodation briefly comprises of a bright entrance hall, under stairs cupboard, WC, office/ rec room, large lounge, generous kitchen diner, utility room and conservatory, which would make a great dining area. Upstairs there is a modern fitted bathroom, and 4 good size bedrooms, with the master benefiting from a stunning ensuite and large built in wardrobes. The property further has a generous enclosed south facing garden, with additional storage & covered area to the side of the property. You also have a garage and fantastic size driveway allowing for up to 5 cars to park off road. Located a short walk from local amenities and parks, as well Cardiff Golf Club, Cyncoed Village and sought after primary & secondary schools. Pontprennau is also well placed to get onto the M4 and has great transport links in and out of the city centre.

1292.00 sq ft

£424,999 - Freehold

