

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



FOX BERRY CLOSE
PONT PRENNAU



ENTRANCE PORCH

LIVING ROOM

3.78m x 4.67m (12'5 x 15'4)

KITCHEN

1.83m x 2.46m (6' x 8'1)

DINING ROOM

1.88m x 2.46m (6'2 x 8'1)

CONSERVATORY

2.06m x 3.00m (6'9 x 9'10)

BEDROOM 1

3.78m x 2.49m (12'5 x 8'2)

BEDROOM 2

3.20m x 2.49m (10'6 x 8'2)

BATHROOM

1.73m x 2.13m (5'8 x 7)

GARDEN

West facing for evening sun.

TENURE

We are informed by the owner that the property is Freehold, this is to be confirmed by your legal advisor.

COUNCIL TAX

Band D

ADDITIONAL INFORMATION

Conservatory
Sunny Private Garden
Refurbished Kitchen
Rental potential of £900 PCM





FOXBERY CLOSE

PONTPRENNAU, CF23 8NR -
£260,000

 2 Bedroom(s)  1 Bathroom(s)  807.00 sq ft

Nestled in a tranquil corner of a quiet cul de sac, with plenty of parking you will find 5, Foxberry Close.

With plenty of schools and amenities nearby and easy access to the motorway, the property is ideal for a young family, investors, a professional couple or first time buyers, looking to purchase a home in the sort-after area, Pontprennau.

The whole house is immaculate, and has been beautifully looked after for the duration of ownership. The property has been decorated and refurbished with a fairly new kitchen and bathroom.

Enter the house through the porch with new canopy, and you'll enter the light, bright, family / living room, a warm and welcoming space. The cheerful, modern kitchen features the usual amenities including an electric oven, gas hob, and boiler, and space for free standing fridge/freezer and washing machine. It sits directly opposite the dining area, perfect for keeping an eye on the children whilst cooking, or for being present whilst entertaining your guests.

Walk through the beautifully maintained conservatory, and continue outside into the delightful rear garden, complete with a small patio area, and garden shed.

Upstairs, you'll find the generously sized family bathroom, featuring a shower over bath. The large, bright, master bedroom, has very impressive, fitted wardrobes with plenty of storage space. Along the landing you'll find the generously sized second bedroom with plenty of room for storage, toys and play! The bedrooms are both a similar size and much more evenly proportioned than some other properties in Pontprennau.

This beautiful home has been so well maintained, that you really could move straight in!

The gym, the retail park and transport links to Cardiff city-centre, are only a short walk away.

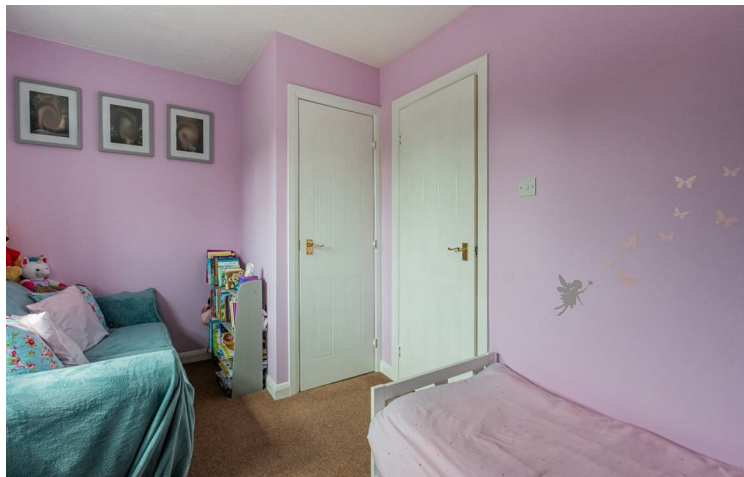
The property has easy access to the motorway, perfect for a commute.

Don't miss the opportunity to make this beautiful property your own – Call the office on 02920 499680 to book a viewing!

PROPERTY SPECIALIST

Mr Ollie Vincent
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029 20499680 extensi
Senior valuer

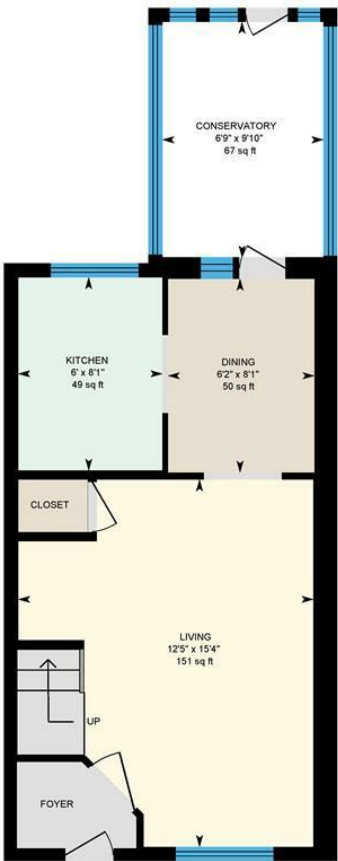




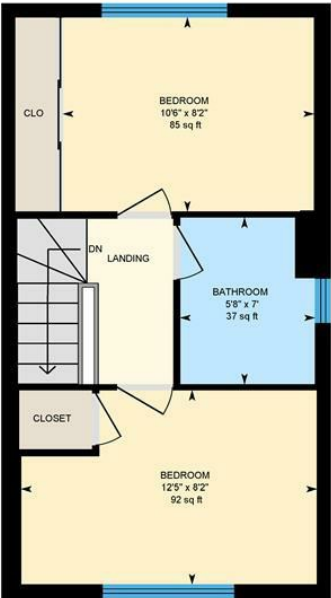
Foxberry Close, Pontprennau, Cardiff

Foxberry CI, Pontprennau, CRF

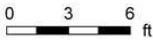
Main Building: Total Interior Area 589.72 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	