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CARDIFF

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*Chamomile Close*

PONTRENNAU



*A beautifully presented three bedroom home with a well thought out garden in the sought after area of Pontprennau.*

Comments by Ms Nadia Refae



**Property Specialist**

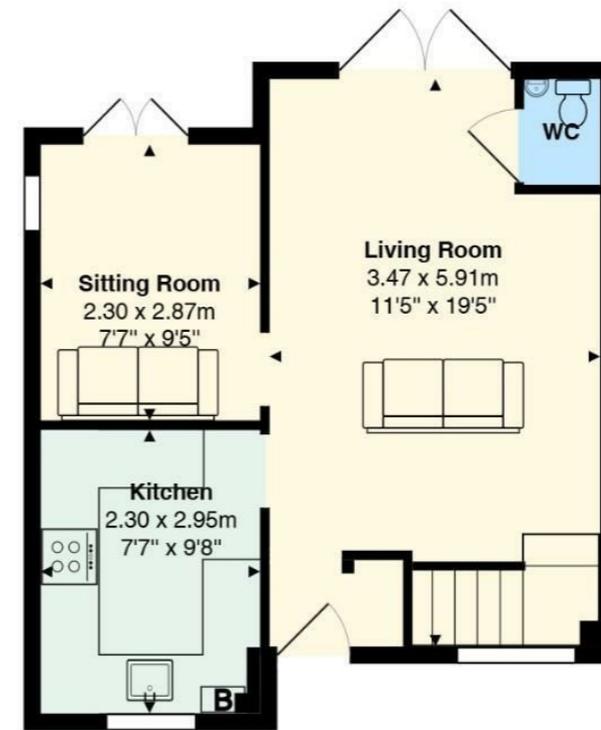
**Ms Nadia Refae**

Valuer

nadia@jeffreygross.co.uk

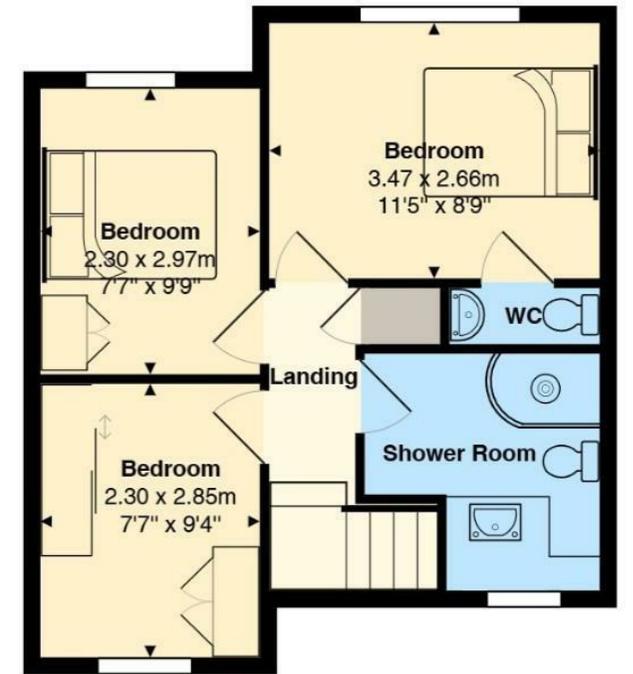


Comments by the Homeowner



### Chamomile Close

Total Area: 69.3 m<sup>2</sup> ... 746 ft<sup>2</sup>



All measurements are approximate and for display purposes only



# Chamomile Close

Pontprennau, Cardiff, CF23 8RE

Asking Price

£375,000



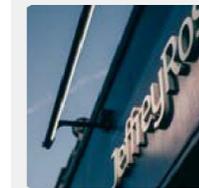
3 Bedroom(s)



1 Bathroom(s)



746.00 sq ft



Contact our  
**Llanishen Branch**

02920 499680

Nestled in the tranquil Chamomile Close, Pontprennau, Cardiff, this charming three-bedroom detached house offers a perfect blend of comfort and convenience. Spanning an inviting 746 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

The well-appointed kitchen and dining area provide a warm and welcoming space for family meals, while the three bedrooms offer ample room for rest and privacy. The bathroom is thoughtfully designed, catering to the needs of modern living.

One of the standout features of this home is the off-road parking, ensuring that you have a secure and convenient place for your vehicle. The garden presents a delightful outdoor space, perfect for enjoying the fresh air or hosting summer gatherings.

Situated in a quiet location, this property is ready for you to move in and make it your own. With its appealing layout and serene surroundings, this home is an excellent choice for families or anyone seeking a peaceful retreat in Cardiff. Don't miss the opportunity to view this lovely property and envision your future here.



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**Kitchen 7'6" x 9'8" (2.30 x 2.95)**

Pontprenau Primary School

**Living Room 11'4" x 19'4" (3.47 x 5.91)**

My English medium secondary catchment area is Llanishen High School

**Sitting Room 7'6" x 9'4" (2.30 x 2.87)**

My Welsh medium primary catchment area is Ysgol Gynradd Gymraeg Pen Y Groes

**W/C**

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern

**Master Bedroom 11'4" x 8'8" (3.47 x 2.66)**

**EPC**

C

**W/C**

**Council Tax**

E

**Bedroom Two 7'6" x 9'8" (2.30 x 2.97)**

**Bedroom Three 7'6" x 9'4" (2.30 x 2.85)**

**Shower Room**

**Tenure**

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

**School Catchment**

My English medium primary catchment area is

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

