



ALLT Y WENNOL

PONTRENNAU









## ALLT Y WENNOL

PONTPRENNAU, CF23 8AS - ASKING PRICE £550,000



4 bedroom(s)



3 bathroom(s)



1840.00 sq ft

Jeffery Ross are proud to present, Allt Y Wennol, Pontprennau, Cardiff. This impressive detached house offers a perfect blend of space and comfort. With a generous 1,840 square feet of living space, this property is ideal for families seeking a welcoming home.

Boasting a fabulous Kitchen / diner with all the usual integrations, a cosy, 'snug' and a separate larger lounge. There are four well-proportioned bedrooms. This residence provides ample room for relaxation and privacy. The two en-suites and extra family bathroom ensure convenience for both family members and guests alike, making morning routines a breeze.

The property features private driveway parking for 2 Cars, whilst the garage can cater for further 2 vehicles, a rare find that adds to the practicality of this home.

The Large garden is south west facing, for lovely evening sun on the Indian sandstone patio. With a large lawned area, perfect for families with children to run around. Equally, its a great space for entertaining.

Located in a vibrant community, this home is close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The surrounding area offers a peaceful environment while still being within easy reach of Cardiff's bustling city centre.

In summary, this detached house in Allt Y Wennol is a fantastic opportunity for those looking for a spacious and well-appointed family home in a sought-after location. Don't miss the chance to make this property your own. Call 02920 499680 and book your viewing today.

### PROPERTY SPECIALIST

**Mr Ollie Vincent**

[ollie.vincent@jeffreycross.co.uk](mailto:ollie.vincent@jeffreycross.co.uk)











### Energy Efficiency Rating

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

































**HALL**

**W/C**

**SNUG**

2.94 x 3.31 (9'7" x 10'10")

**LOUNGE**

3.70 x 5.13 (12'1" x 16'9")

**KITCHEN / DINER**

6.23 x 4.33 (20'5" x 14'2")

**GARAGE**

4.92 x 5.29 (16'1" x 17'4")

**BEDROOM 1**

4.99 x 3.59 (16'4" x 11'9")

**EN-SUITE**

**BEDROOM 2**

3.44 x 2.78 (11'3" x 9'1")

**EN-SUITE**

**BEDROOM 3**

2.91 x 3.40 (9'6" x 11'1")

**BEDROOM 4**

2.78 x 3.43 (9'1" x 11'3")

**BATHROOM**

**GARDEN**

South/West Facing

**COUNCIL TAX**

Band G

**SCHOOL CATCHMENT**

English medium primary catchment area is Pontpennau Primary School

Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.

English medium secondary catchment area is



Llanishen High School (year 2024-25)

Welsh medium primary catchment area is

Ysgol Gynradd Gymraeg Pen Y Groes (year 2024-25)

Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.

Welsh medium secondary catchment area is

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

**TENURE**

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



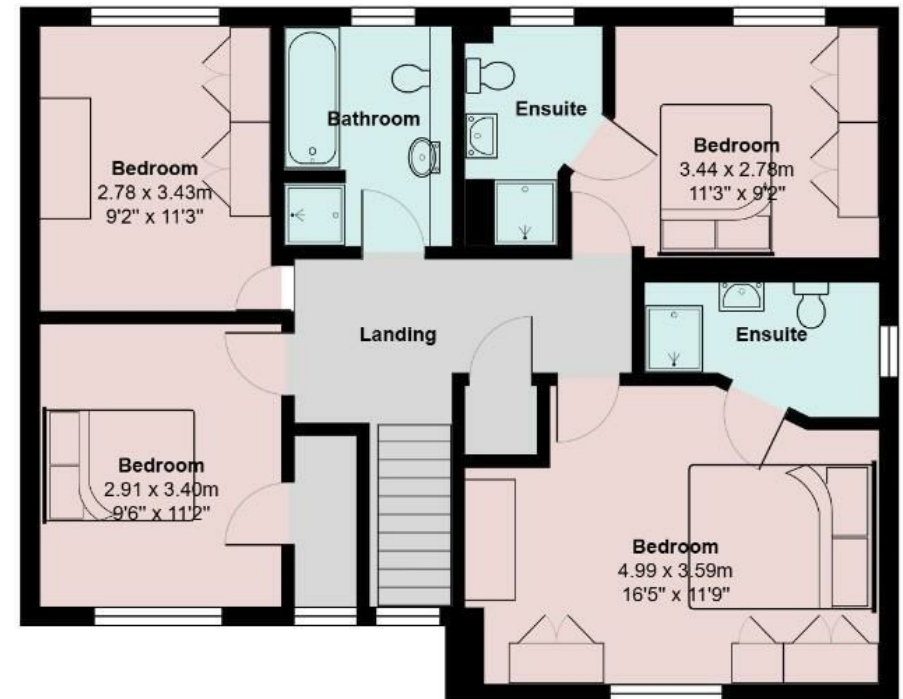
“ This is a truly impressive property. Beautifully designed and perfectly presented, this is a home not to be missed! With 4 Great Bedrooms, 2 en-suites, a lovely kitchen / diner multiple, 2 well proportioned reception rooms, and a beautiful private garden.. this is a property not to be missed! Call the office on 02920 499680 and book your viewing today, to make this house your home! ”

Comments by Mr Ollie Vincent





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Total Area: 171.1 m<sup>2</sup> ... 1841 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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