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CARDIFF

VALE

CAERPHELLY

BRISTOL

*Clos Dol Henlog*

PONTRENNAU



Comments by Mr Rhys Carter



**Property Specialist**

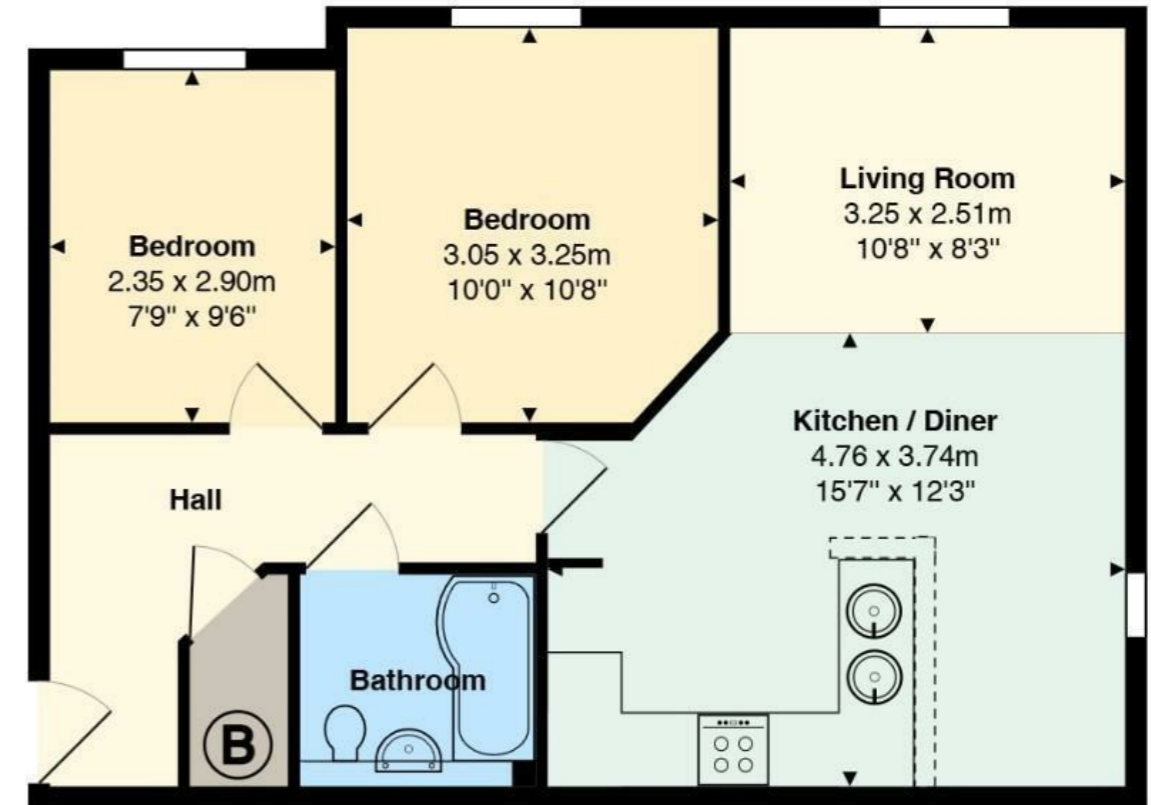
**Mr Rhys Carter**

Senior valuer

rhys.carter@jeffreygross.co.uk

## Clos Dol Heulog

Total Area: 54.5 m<sup>2</sup> ... 587 ft<sup>2</sup>



All measurements are approximate and for display purposes only

Comments by the Homeowner



# Clos Dol Heulog

*Pontprennau, Cardiff, CF23 8AT*

PCM

£995 PCM



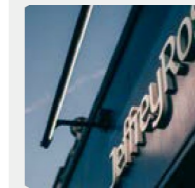
2 Bedroom(s)



1 Bathroom(s)



sq ft



Contact our

***Llanishen Branch***

02920 499680

Welcome to this charming ground floor apartment located in the desirable area of Clos Dol Heulog, Pontprennau, Cardiff. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those looking to downsize.

Spanning an impressive 587 square feet, the apartment features a well-designed open plan living room and kitchen, creating a spacious and inviting atmosphere for both relaxation and entertaining. The living area is bathed in natural light, enhancing the sense of space and warmth throughout.

The apartment boasts two generously sized bedrooms, providing ample room for rest and personal space. The well-appointed bathroom adds to the practicality of the home, ensuring all your needs are met.

One of the standout features of this property is the allocated parking, a rare find in many urban settings, offering you the convenience of having your own designated space. Additionally, with no onward chain, you can enjoy a smooth and hassle-free transition into your new home.

Situated in the vibrant community of Pontprennau, you will benefit from a range of local amenities, including shops, schools, and parks, all within easy reach. This location also provides excellent transport links to Cardiff city centre and beyond, making it perfect for commuters.

In summary, this lovely apartment in Clos Dol Heulog presents a wonderful opportunity to own a modern and spacious home in a sought-after area. Do not miss the chance to make this property your own.

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.





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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 