

Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



ALLT Y WENNOI  
PONTRENNAU





10 Allt Y Wennol



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

All measurements are approximate and for display purposes only





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



## 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@jeffreyross.co.uk







**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 Pontprennau 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.





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











