



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

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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 	

















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

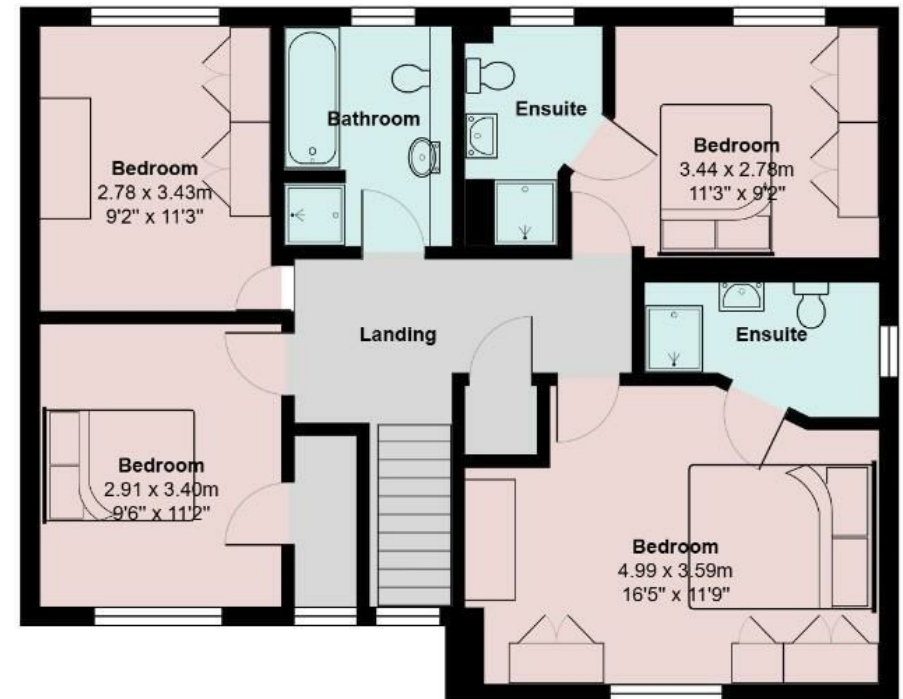
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

“ 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



10 Allt Y Wennol



Total Area: 171.1 m² ... 1841 ft²

All measurements are approximate and for display purposes only

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