



SINDERCOMBE CLOSE

PONTPRENNAU









## SINDERCOMBE CLOSE

PONTPRENNAU, CF23 8LP - ASKING PRICE £325,000



3 bedroom(s)



1 bathroom(s)



833.00 sq ft

Nestled in the charming neighbourhood of Sindercombe Close, Pontprennau, Cardiff, this delightful semi-detached house presents an inviting opportunity for those seeking a comfortable and convenient home. Spanning an impressive 833 square feet, the property features two spacious reception rooms, including a beautifully designed living room that exudes warmth and character.

The heart of the home is undoubtedly the brand new kitchen and dining area, complete with an island for additional storage and a breakfast bar, perfect for casual dining. With Plenty of space for a dining room table. Perfect for family meals and entertaining. The kitchen opens out to a fully landscaped garden, which boasts beautifully rendered planters and offers a private retreat, ensuring you are not overlooked by neighbours at all. This outdoor space is ideal for entertaining or simply enjoying a quiet moment in the fresh air.

The property comprises three well-proportioned bedrooms, including two generous doubles and a cleverly utilised 'box bedroom' currently set up as a walk-in wardrobe, providing flexibility for families or those in need of a home office. The newly refurbished bathroom is thoughtfully designed, catering to the demands of modern living, while a convenient downstairs WC adds to the practicality of the layout.

Situated in a friendly community, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families and professionals alike. With its appealing layout, private driveway parking, and prime location, this semi-detached house offers a wonderful opportunity for anyone looking to settle in the vibrant city of Cardiff. Do not miss the chance to make this lovely home your own. Call the office on 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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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 	









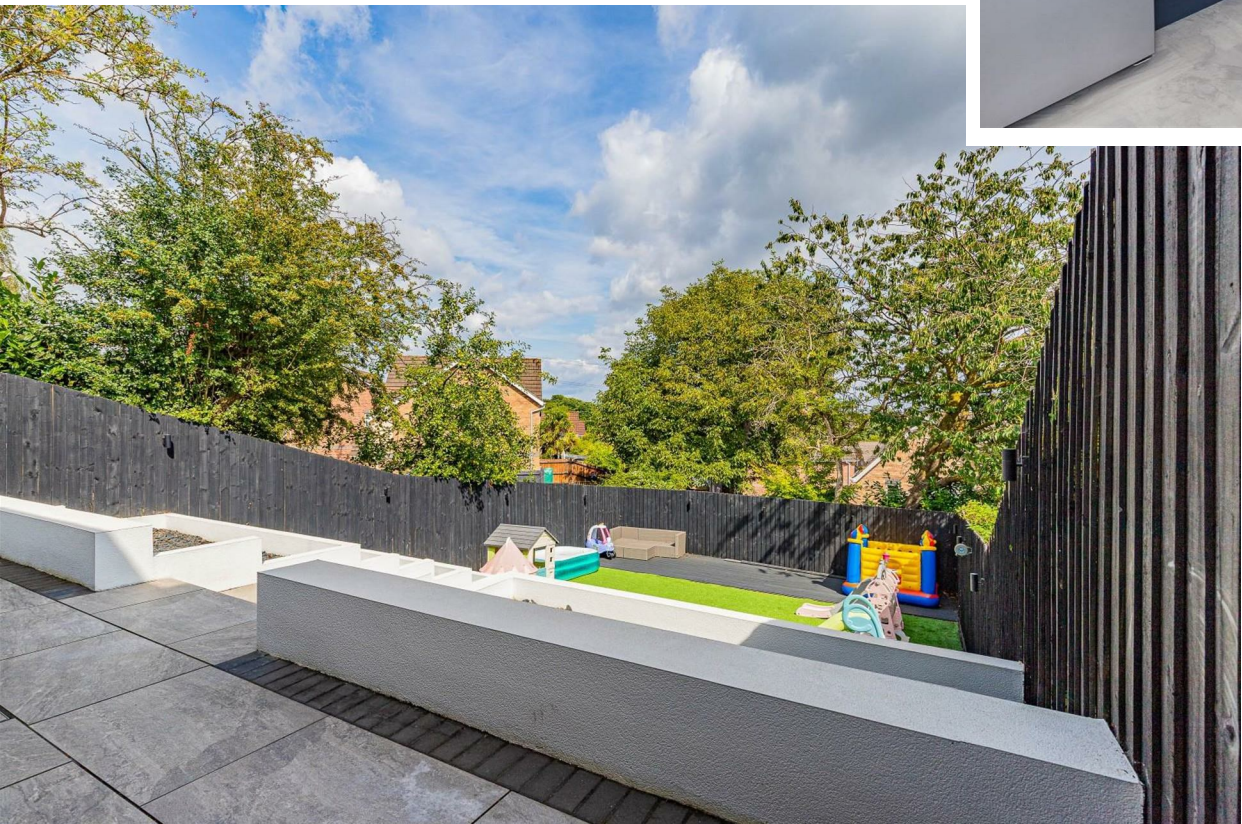
























#### HALL

#### W/C

#### LIVING ROOM

3.79 x 4.12 (12'5" x 13'6")

#### KITCHEN / BREAKFAST ROOM

4.83 x 3.46 (15'10" x 11'4")

#### BEDROOM

2.68 x 4.12 (8'9" x 13'6")

#### BEDROOM

2.68 x 3.46 (8'9" x 11'4")

#### BEDROOM

1.95 x 3.04 (6'4" x 9'11")

#### BATHROOM

#### STORAGE

#### LANDING

#### COUNCIL TAX

BAND E

#### 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.

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.

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.

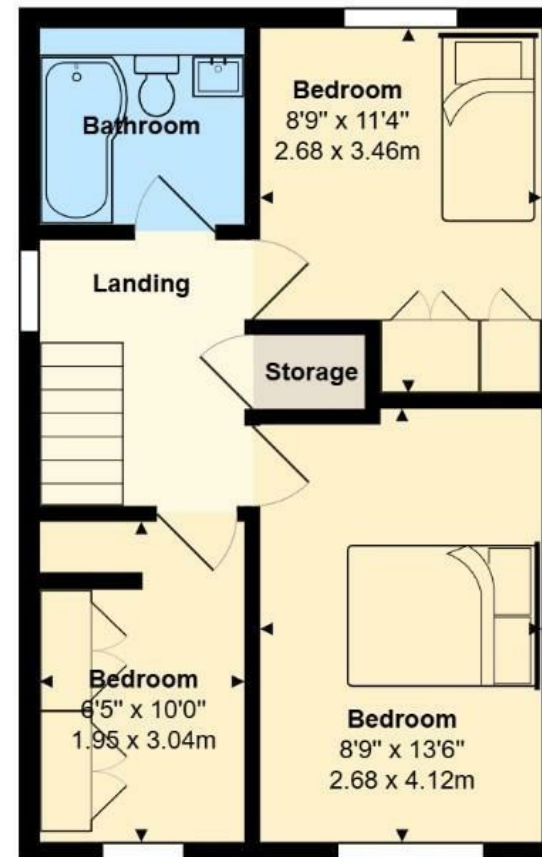




“ This is an absolutely stunning home.. beautifully renovated and immaculately presented.. Its a must see. A brand new kitchen, new bathroom, fully landscaped garden.. Hidden away out of the main thoroughfare, its a property not to be missed. Call the office and book your viewing today! ”  
Comments by Mr Ollie Vincent



## Sindercombe



Total Area: 833 ft<sup>2</sup> ... 77.4 m<sup>2</sup>

All measurements are approximate and for display purposes only



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Jeffrey Ross