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CARDIFF VALE CAERPHILLY BRISTOL

Highbank

PONTPRENNAU

Comments by Mr Max Tustin

Property Specialist

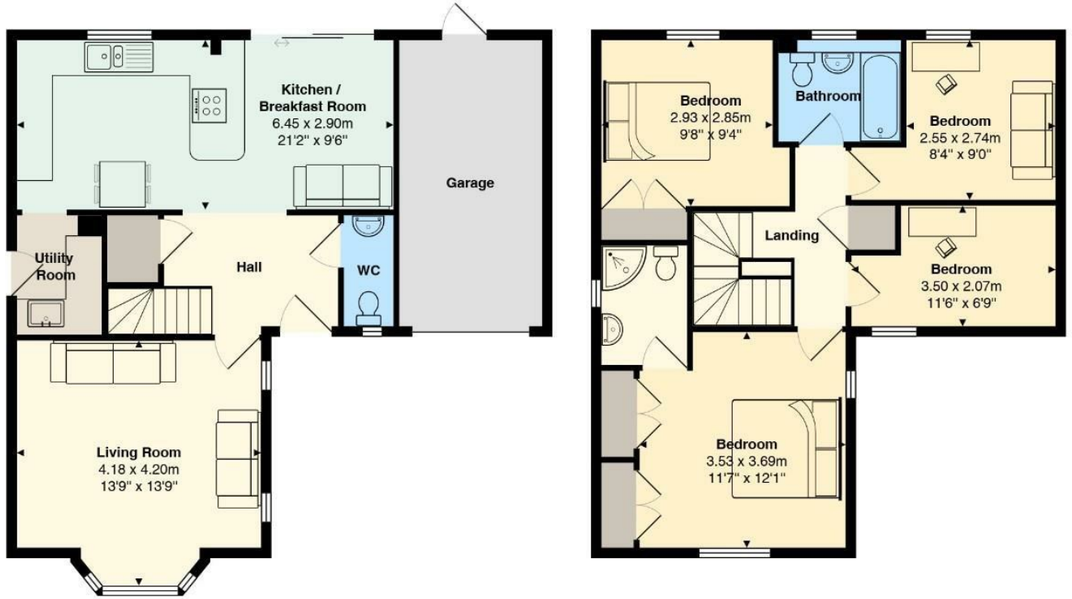
Mr Max Tustin

Sales Negotiator

max@jeffreyross.co.uk

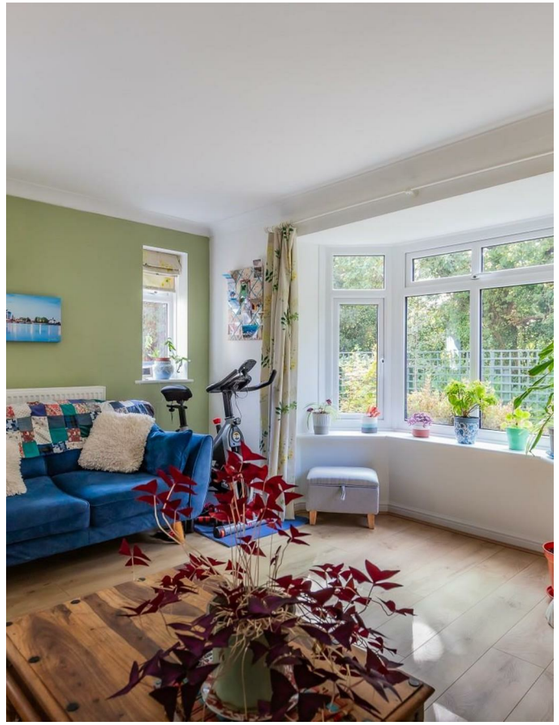
Comments by the Homeowner

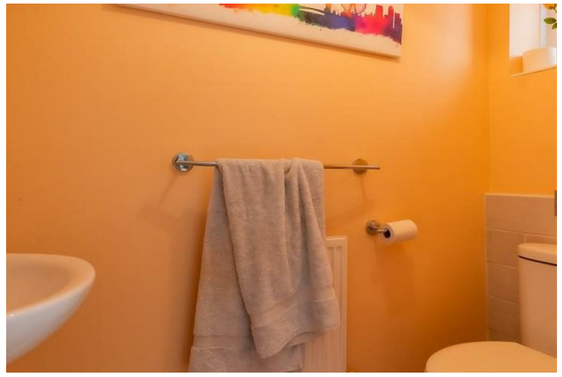
Highbank



Total Area: 115.2 m² ... 1240 ft²

All measurements are approximate and for display purposes only





Highbank

Pontprennau, Cardiff, CF23 8PN

Asking Price

£450,000

4 Bedroom(s) | 2 Bathroom(s) | 1240.00 sq ft

Contact our
Llanishen Branch
02920 499680

Nestled in the lovely cul-de-sac of Highbank, Pontprennau, Cardiff, this splendid detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,240 square feet, the property boasts four spacious bedrooms, making it ideal for families or those seeking extra space.

The heart of the home is undoubtedly the newly fitted kitchen, which features contemporary design and underfloor heating, ensuring a warm and inviting atmosphere. The two reception rooms provide ample space for relaxation and entertaining.

The property also benefits from parking for up to three vehicles, a valuable asset in this desirable area.

Highbank enjoys excellent transport links, with easy access to the A48 and M4, making commuting a straightforward affair. This charming home is not just a property; it is a lifestyle choice in a peaceful setting, perfect for those looking to enjoy the best of Cardiff living.

Hall

Living Room 13'8" x 13'9" (4.18 x 4.2)

W.C

Kitchen/ Breakfast Room 21'1" x 9'6" (6.45 x 2.9)

Utility Room

Garage

Landing

Bedroom Four 11'5" x 6'9" (3.5 x 2.07)

Bedroom Three 9'7" x 9'4" (2.93 x 2.85)

Bedroom Two 8'4" x 8'11" (2.55 x 2.74)

Bedroom One 11'6" x 12'1" (3.53 x 3.69)

En-suite

Tax Band

G

School Catchment

English medium primary catchment area is
Willowbrook Primary School

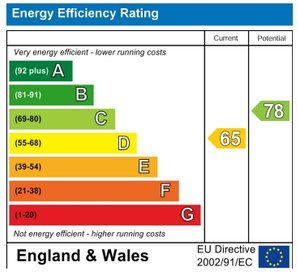
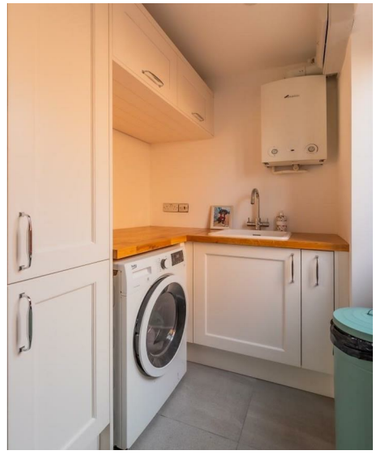
English medium secondary catchment area is
Eastern High School

Welsh medium primary catchment area is
Ysgol Pen Y Pil

Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Bro Edern

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
65
78
England & Wales
EU Directive 2002/91/EC