

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



SPEEDWELL CLOSE
PONTPRENNAU



ENTRANCE HALLWAY

SITTING ROOM

2.67m x 5.18m (8'9 x 17')

BEDROOM / STUDY

2.74m x 2.82m (9' x 9'3)

DOWNSTAIRS BATHROOM

2.74m x 1.68m (9' x 5'6)

LIVING / FAMILY ROOM

6.83m x 4.27m (22'5 x 14')

STAIRS TO LOWER LEVEL

KITCHEN / DINER

7.01m x 4.98m (23' x 16'4)

STAIRS TO FIRST FLOOR BEDROOM

MASTER BEDROOM

4.19m x 3.78m (13'9 x 12'5)

ENSUITE

2.46m x 1.19m (8'1 x 3'11)

FAMILY BATHROOM

2.46m x 1.55m (8'1 x 5'1)

BEDROOM TWO

3.20m x 3.81m (10'6 x 12'6)

BEDROOM THREE

3.51m x 3.15m (11'6 x 10'4)

BEDROOM FOUR

3.28m x 3.15m (10'9 x 10'4)

GARDEN

Landscaped low maintenance garden to the rear

DRIVEWAY

Parking for two cars

COUNCIL TAX

Band - G

TENURE

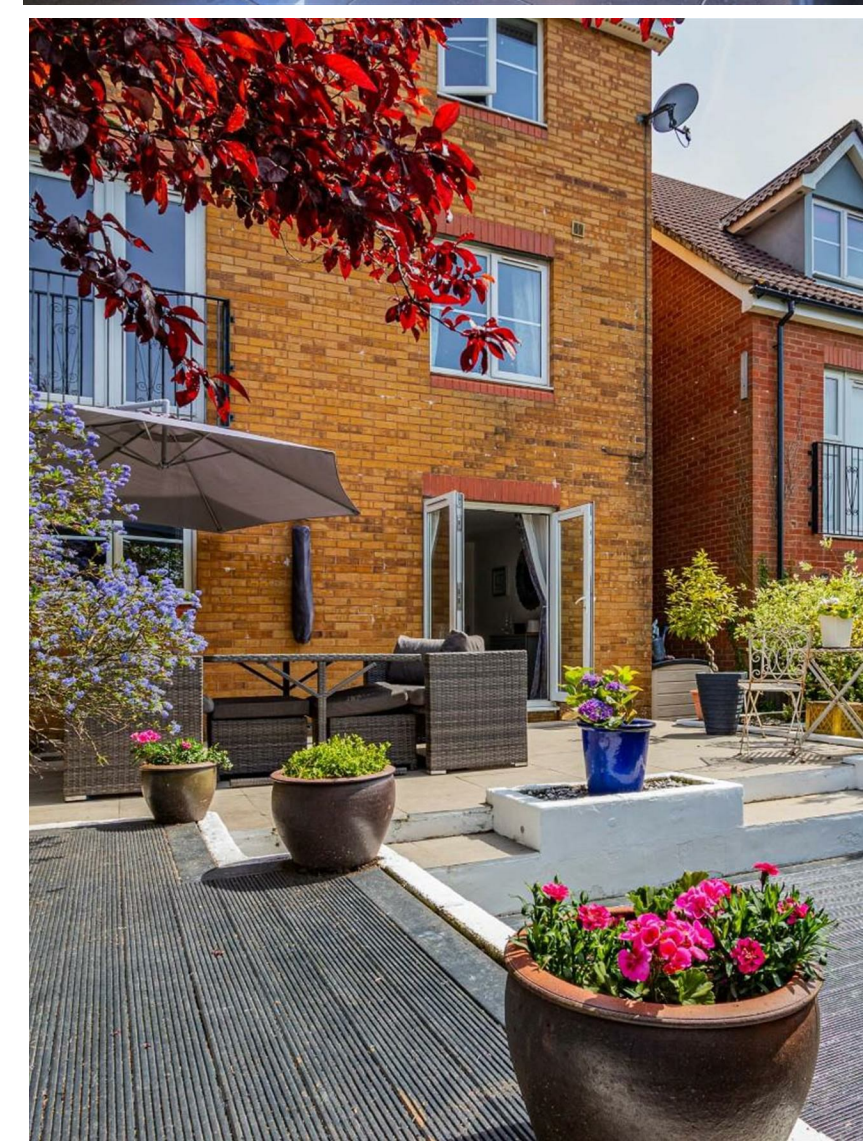
We are informed by the owner that the property is Freehold, this is to be confirmed by your legal advisor.

ADDITIONAL INFORMATION

Set over 3 floors and converted to accommodate a ground floor bedroom, bathroom and sitting room for relative.

Landscaped garden

Modern fitted kitchen





SPEEDWELL CLOSE

PONTPRENNAU, CF23 8QF -
£550,000



5 Bedroom(s)



3 Bathroom(s)



1705.76 sq ft

JeffreyRoss are proud to bring to the market this sizeable detached family home set over three floors set in approx 1,705 SQFT in the popular area of Pontprennau. This versatile accommodation briefly comprises entrance hallway, sitting room, home office / bedroom, bathroom and large living area to the rear. Stairs lead down to the lower level and a beautifully presented kitchen dining space with French doors onto a landscaped and low maintenance garden. The upper level boast 4 double bedrooms, family bathroom and the master further benefits an ensuite. To the front is driveway parking for 2 cars. The house has been well appointed to accommodate a relative with one floor living making this home extremely versatile.

Take a look at the interactive virtual tour to appreciate the size and condition.



PROPERTY SPECIALIST

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Director





Speedwell CI, Pontprennau, CRF

Main Building: Total Interior Area 1705.76 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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 