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CARDIFF

VALE

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BRISTOL



Highbank

PONTRENNAU



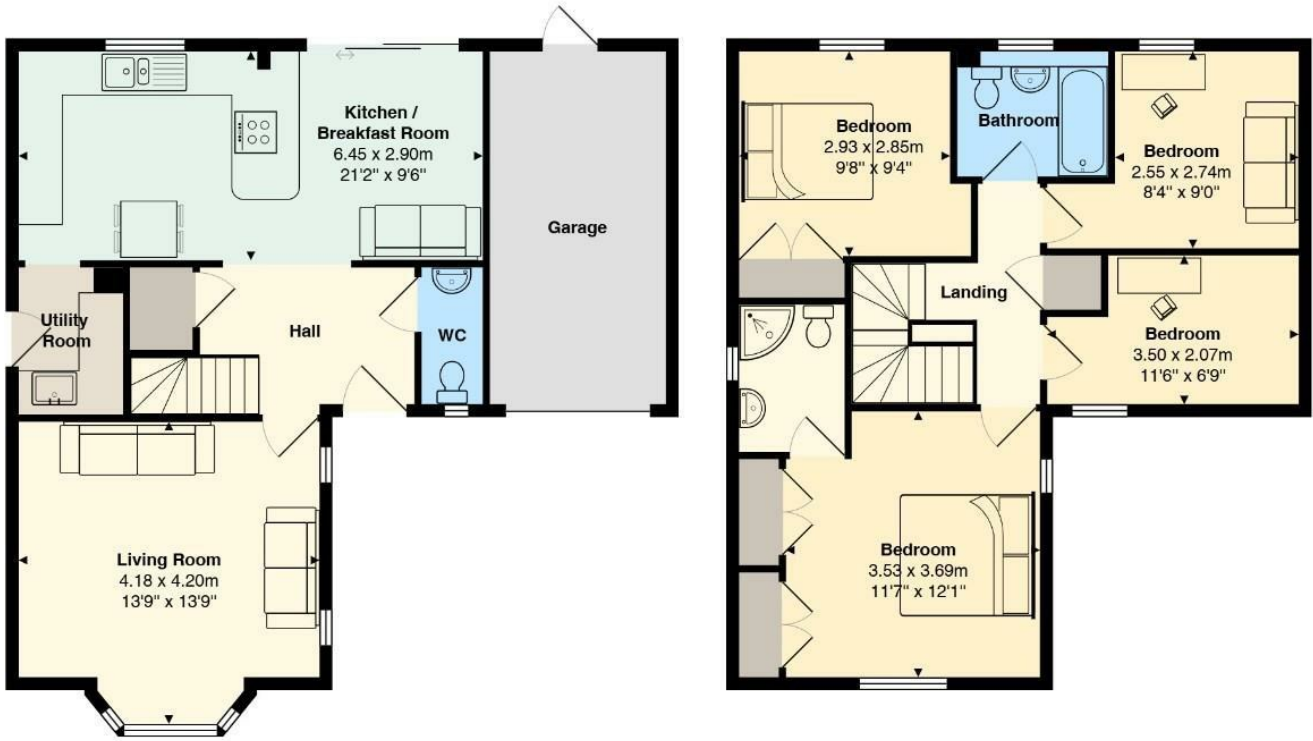
Comments by Mr Max Tustin



Property Specialist
Mr Max Tustin
Sales Negotiator

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Highbank



Total Area: 115.2 m² ... 1240 ft²

All measurements are approximate and for display purposes only

Comments by the Homeowner





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	Tax Band
Living Room 13'8" x 13'9" (4.18 x 4.2)	G
W.C	School Catchment
Kitchen/ Breakfast Room 21'1" x 9'6" (6.45 x 2.9)	English medium primary catchment area is Willowbrook Primary School
Utility Room	English medium secondary catchment area is Eastern High School
Garage	Welsh medium primary catchment area is Ysgol Pen Y Pil
Landing	Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern
Bedroom Four 11'5" x 6'9" (3.5 x 2.07)	Tenure
Bedroom Three 9'7" x 9'4" (2.93 x 2.85)	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
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	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

