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CARDIFF

VALE

CAERPHILLY

BRISTOL





*A modern and beautifully presented Three bedroom detached home in a sought after area. Modern decor throughout and a brilliant flow to the home, the outside area is spacious and perfect for entertaining or relaxing.*

Comments by Ms Nadia Refae

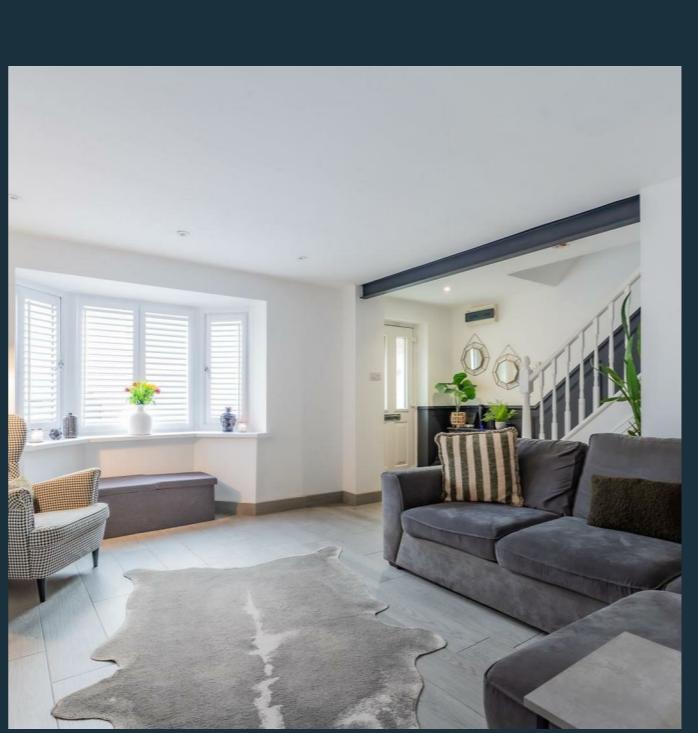


**Property Specialist**

Ms Nadia Refae

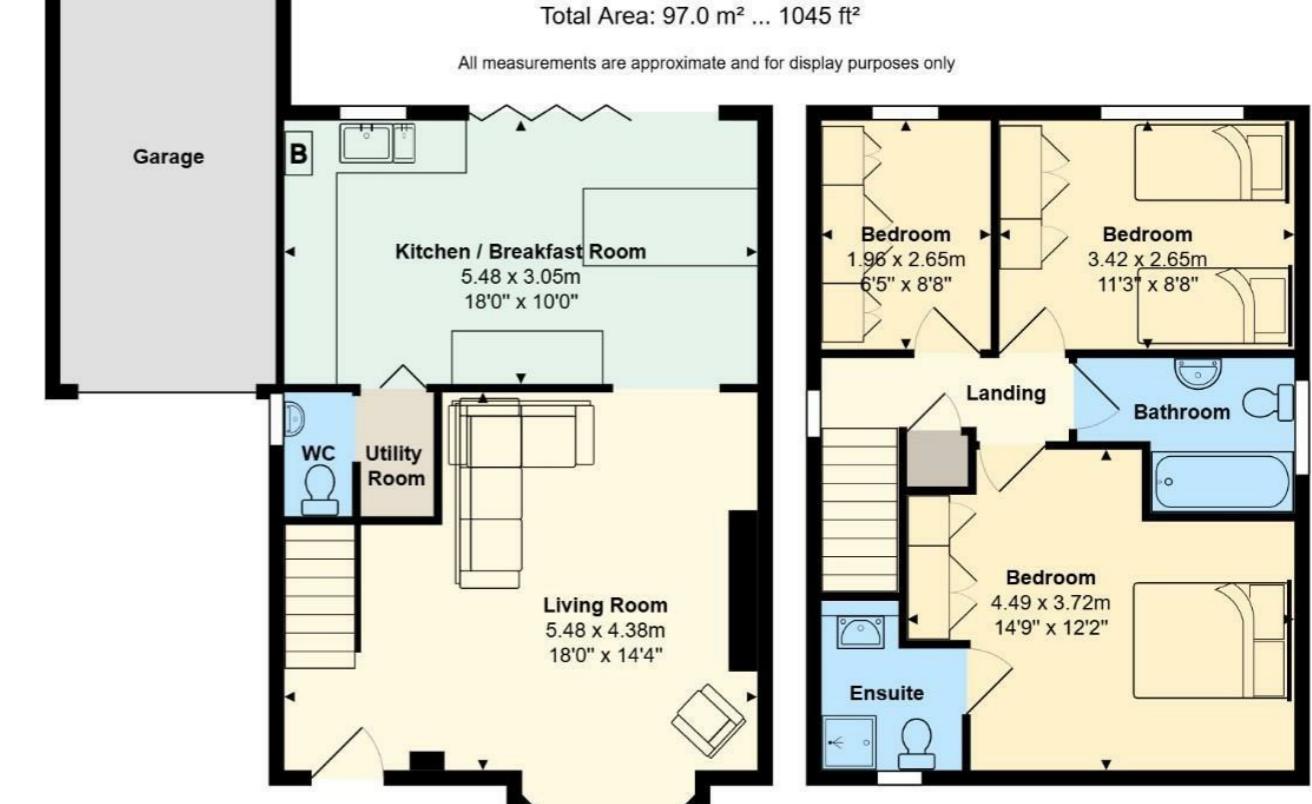
Valuer

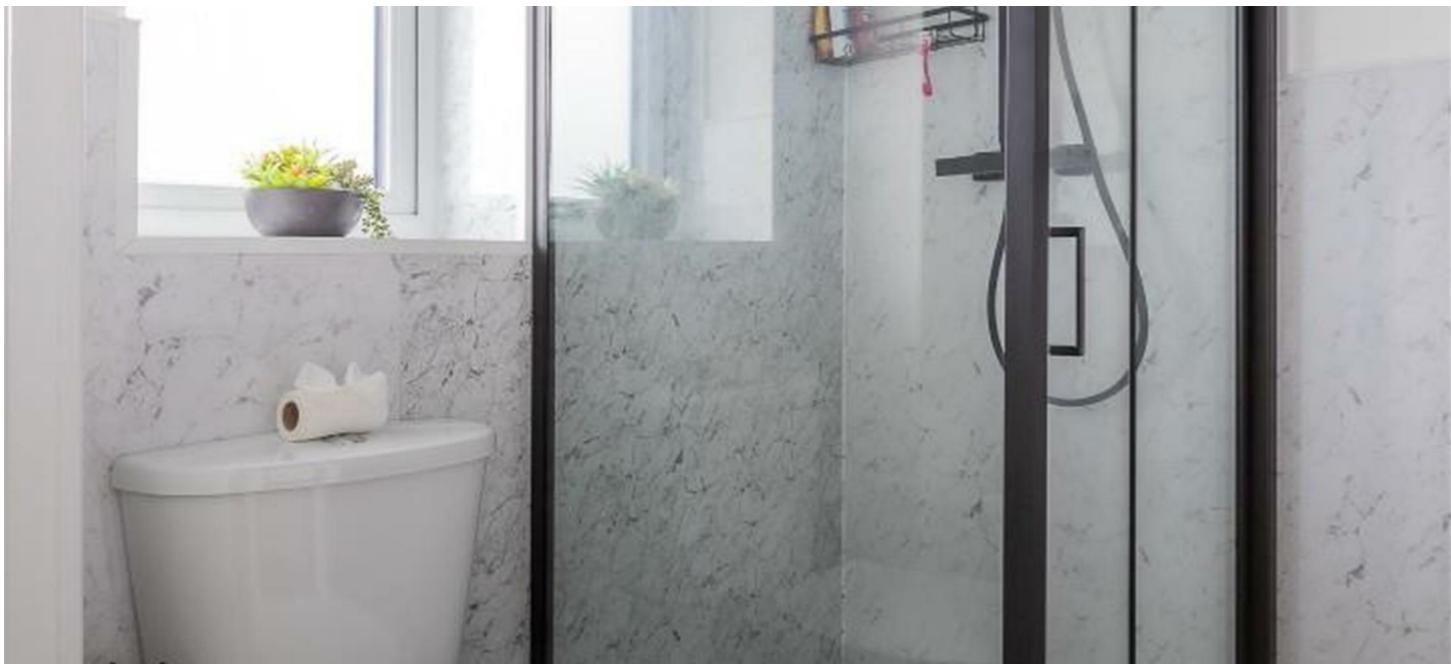
nadia@jeffreyross.co.uk



Comments by the Homeowner

Lovage Close





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V A L E

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B R I S T O L

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# Lovage Close

Pontprennau, Cardiff, CF23 8SB

Asking Price

**£375,000**



3 Bedroom(s)



2 Bathroom(s)



1045.00 sq ft



Contact our  
**Llanishen Branch**

02920 499680

Nestled in the charming area of Lovage Close, Pontprennau, Cardiff, this delightful three-bedroom detached house offers a perfect blend of modern living and comfort. Spanning an impressive 1,045 square feet, the property boasts a contemporary decor that is both stylish and inviting.

The open plan kitchen and living room create a seamless flow, making it a wonderful space for both cooking and socialising. The kitchen is designed with functionality in mind, ensuring that meal preparation is a pleasure.

The property features three spacious bedrooms, providing ample space for family or guests. With two bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

Outside, the house is complemented by a generous private landscaped garden, perfect for outdoor activities, gardening, or simply relaxing in the sun. Additionally, the garage offers convenient storage or parking options, enhancing the practicality of this lovely home.

This property is an excellent opportunity for those seeking a modern family home in a desirable location. With its spacious layout and attractive features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this house your new home in Cardiff.



**Living Room 17'11" x 14'4" (5.48 x 4.38)**

**Council Tax Band**

E

**Kitchen/Breakfast Room 17'11" x 10'0" (5.48 x 3.05)**

**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.

**Utility Room**

**WC**

English medium secondary catchment area is:  
Llanishen High School

**Garage**

Welsh medium primary catchment area is:  
Ysgol Gynradd Gymraeg Pen Y Groes  
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School etc.  
Croesewir ceisiaidau

**Landing**

**Bedroom One 14'8" x 12'2" (4.49 x 3.72)**

Welsh medium secondary catchment area is:  
Ysgol Gyfun Gymraeg Bro Edern

**Ensuite**

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

**Bathroom**

**EPC**

D

**Bedroom Two 11'2" x 8'8" (3.42 x 2.65)**

**Bedroom Three 6'5" x 8'8" (1.96 x 2.65)**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

