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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Maes Y Ffynnon*

BONVILSTON



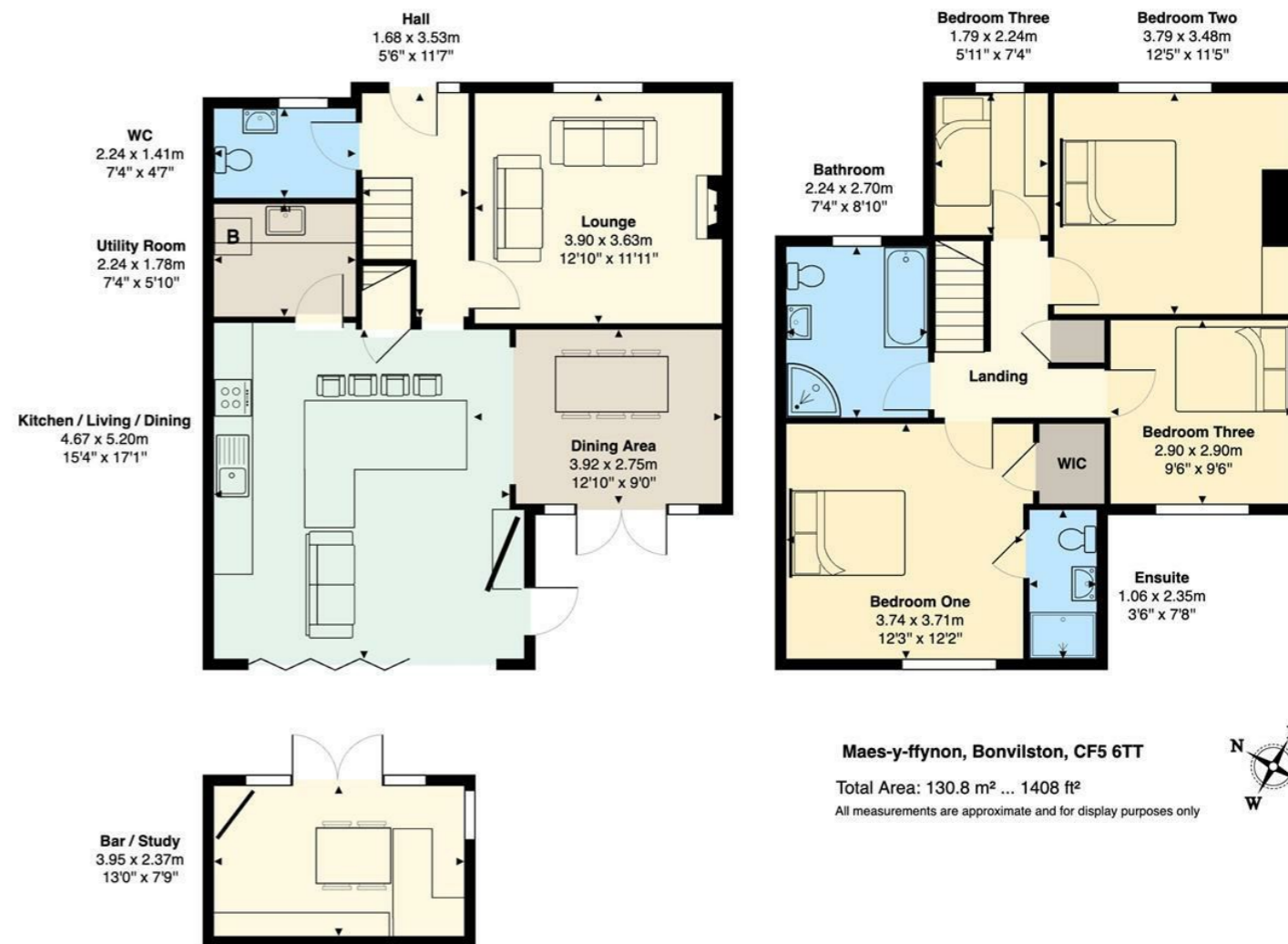
*Impressive semi-detached family home that has been greatly improved by the current owner to include two storey extension to the side and rear making this a brilliant home to entertain in and enjoy.*

Comments by Mr Elliott Hooper-Nash



**Property Specialist**  
**Mr Elliott Hooper-Nash**  
 Director

Elliott@jeffreyross.co.uk



*We have loved living in Bonvilston so much that we are only moving up the road. We hope the next home owners enjoy the house and community as much as we have.*

Comments by the Homeowner





# Maes Y Ffynnon

Bonvilston, Cardiff, CF5 6TT

Asking Price

£525,000



4 Bedroom(s)



2 Bathroom(s)



1408.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

Nestled in the charming village of Bonvilston, Cardiff, this delightful house on Maes Y Ffynnon offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a welcoming home in a popular area.

The house boasts three well-appointed reception rooms, providing ample space for relaxation and entertaining. The open plan kitchen seamlessly integrates with the living and entertaining areas, creating a warm and inviting atmosphere for family gatherings and social events. The two-storey extension enhances the living space, ensuring that every corner of the home is utilised to its fullest potential.

Outside, the property features low maintenance gardens both at the front and rear, allowing you to enjoy the outdoors without the burden of extensive upkeep. For those who appreciate leisure and entertainment, the summer house and bar offer a delightful retreat for hosting friends or simply unwinding after a long day.

Bonvilston is a sought-after location, known for its family-friendly environment and community spirit. This home not only provides a comfortable living space but also places you within reach of local amenities and beautiful countryside walks.

In summary, this property is a wonderful opportunity for families looking to settle in a vibrant community while enjoying the benefits of modern living. Don't miss the chance to make this charming house your new home.



**Entrance Hallway** 5'6" x 11'6" (1.68m x 3.53m)

**Downstairs WC** 7'4" x 4'7" (2.24m x 1.41m)

**Living Room** 12'9" x 11'10" (3.90m x 3.63m)

**Kitchen / Living / Dining** 26'4" x 17'0" widest points (8.05m x 5.20m widest points)

**Utility Room** 7'4" x 5'10" (2.24m x 1.78m)

**To the first**

**Bedroom One** 12'3" x 12'2" (3.74m x 3.71m)

**En-suite** 3'5" x 7'8" (1.06m x 2.35m)

**Walk in wardrobe**

**Bedroom Two** 12'5" x 11'5" (3.79m x 3.48m)

**Bedroom Three** 9'6" x 9'6" (2.90m x 2.90m)

**Bedroom Four / Study** 5'10" x 7'4" (1.79m x 2.24m)

**Rear Garden**

**Bar / Home office** 12'11" x 7'9" (3.95m x 2.37m)

**Front garden**

**Parking**

**Tenure**

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

**Council Tax**

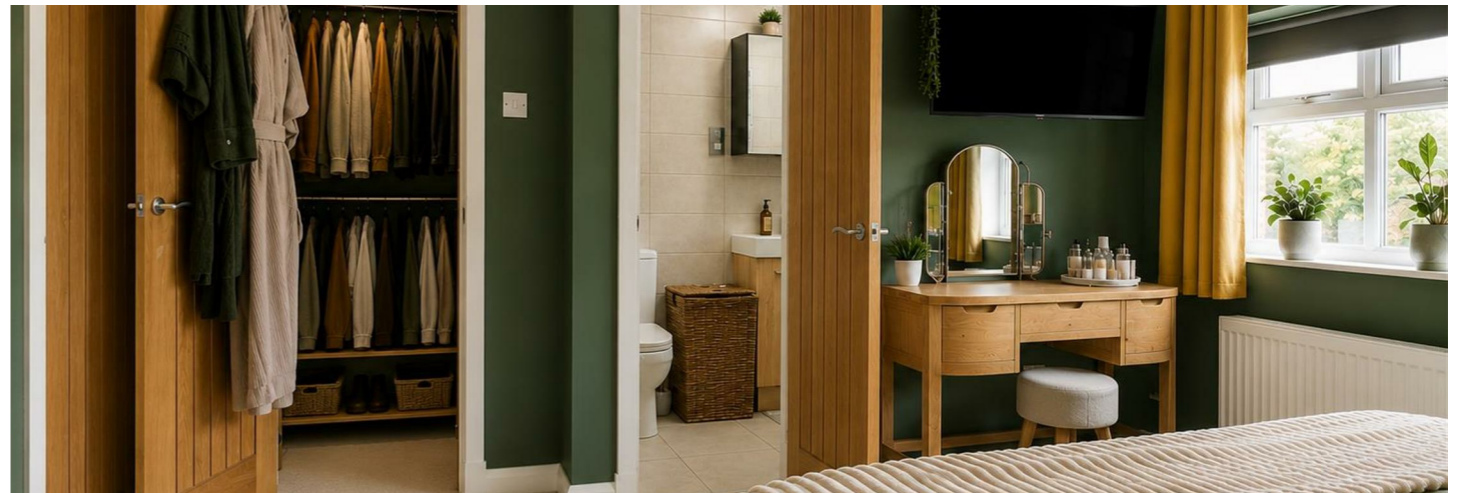
Band - E

**School Catchment**

Your Primary School and Nursery Catchment up until July 2022  
St Nicholas CW Primary School  
Welsh Medium Primary School

St Helens R.C Primary School

Your Secondary School Catchment up until July 2021  
Ysgol Gymraeg Bro Morgannwg  
Welsh medium  
St Richard Gwyn RC High School  
Roman Catholic Secondary School  
Cowbridge School (Secondary 2021 - year 7 onwards)  
Secondary School









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(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	

