

FOR SALE



Highbank

Pontprennau, Cardiff, CF23 8PN

PONTPRENNAU, CARDIFF

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ASKING PRICE

£450,000

4 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

1,240 SQ FT

1240 SQFT

PRIVATE LOCATION

GREAT A48/M4 LINKS

AMPLE PARKING FOR MULTIPLE CARS

BRYANT BUILT 'VICTORIA STYLE'

NEWLY FITTED KITCHEN WITH UNDERFLOOR HEATING

QUIET CUL DE SAC

CLOSE TO DOCTORS AND DENTIST

GARAGE

LANDSCAPED GARDEN



THE PROPERTY

Welcome to this charming four-bedroom detached house located in the serene cul-de-sac of Highbank, Pontprennau, Cardiff. This delightful property, built in the elegant Victoria style by Bryant, offers a generous living space of 1,240 square feet, making it an ideal family home.

The heart of the home is the newly fitted open-plan kitchen, complete with underfloor heating, which seamlessly flows into a dining area. The dual aspect living room, featuring a cosy log burner, creates a warm and welcoming atmosphere, perfect for family gatherings or quiet evenings in.

The property boasts four well-proportioned bedrooms, ensuring plenty of room for family and guests. With two modern bathrooms, morning routines will be a breeze. Outside, you will find a beautifully landscaped private garden, offering a tranquil retreat for outdoor enjoyment. The side access adds convenience, making it easy to maintain the garden or store outdoor equipment.

Parking is a significant advantage here, with space for up to three vehicles, along with a garage for additional storage. The location is particularly appealing, as it is within walking distance of essential amenities, including a primary school, doctors, dentist, and pharmacy. Furthermore, excellent transport links ensure easy access to Cardiff and beyond.

This property presents a wonderful opportunity for those seeking a spacious and well-appointed family home in a peaceful setting. Do not miss the chance to make this delightful house your new home.

INSIDE



ACCOMMODATION

LIVING ROOM 4.18 x 4.2

KITCHEN/ BREAKFAST ROOM 6.45 x 2.9

BEDROOM FOUR 3.5 x 2.07

BEDROOM THREE 2.93 x 2.85

BEDROOM TWO 2.55 x 2.74

BEDROOM ONE 3.53 x 3.69

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

PROPERTY TYPE HOUSE - DETACHED

INTERNAL AREA 1,240 SQ FT

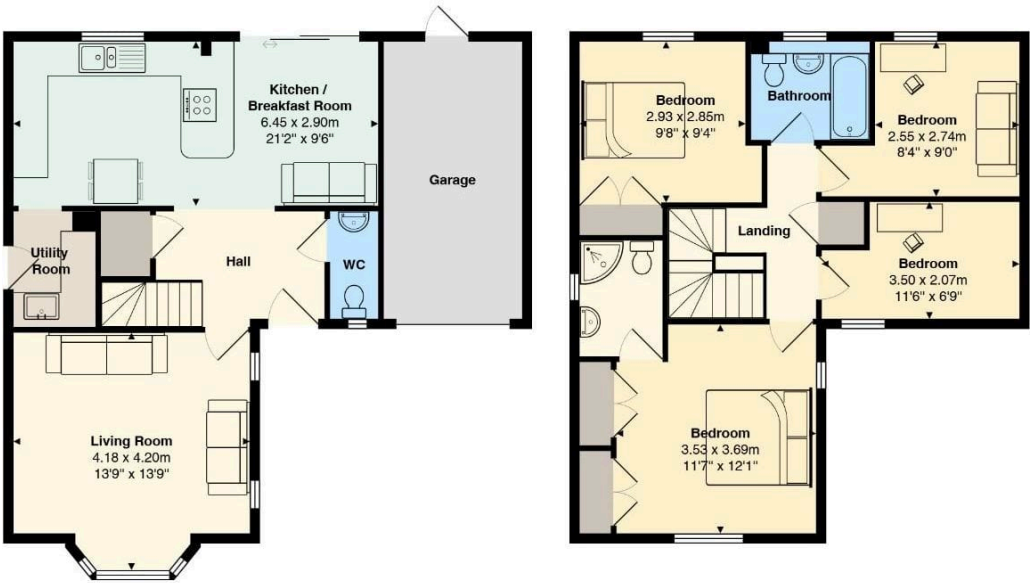
TENURE FREEHOLD

COUNCIL TAX BAND F · ABOUT £2,908 A YEAR
Cardiff Council, 2026/27 estimate

EPC RATING 65 · POTENTIAL 78

FLOORPLAN

Highbank



Total Area: 115.2 m² ... 1240 ft²
All measurements are approximate and for display purposes only



Max Tustin

AREA VALUER / NEGOTIATOR

LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU

jeffreygross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreygross.co.uk