

UNDER OFFER



Lovage Close

Pontprennau, Cardiff, CF23 8SB

PONTPRENNAU, CARDIFF

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ASKING PRICE

£375,000

3 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

1,045 SQ FT

1045 SQFT

DRIVEWAY

EXCELLENT M4 & A48 MOTORWAY
LINKS

QUIET AND SOUGHT AFTER AREA

MODERN DECOR

GARAGE

DOWNSTAIRS W/C

LANDSCAPED GARDEN



THE PROPERTY

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.

INSIDE



ACCOMMODATION

LIVING ROOM 5.48 x 4.38

KITCHEN/BREAKFAST ROOM 5.48 x 3.05

BEDROOM ONE 4.49 x 3.72

BEDROOM TWO 3.42 x 2.65

BEDROOM THREE 1.96 x 2.65

COUNCIL TAX BAND

E

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.
English medium secondary catchment area is: Llanishen High School
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 eto.
Croesewir ceisiadau Welsh medium secondary catchment area is: Ysgol Gyfun Gymraeg Bro Edern

PROPERTY TYPE HOUSE

INTERNAL AREA 1,045 SQ FT

TENURE FREEHOLD

COUNCIL TAX BAND E · ABOUT £2,461 A YEAR
Cardiff Council, 2026/27 estimate

EPC RATING 63 · POTENTIAL 84

FLOORPLAN





Nadia Refae

BRANCH MANAGER AND AREA VALUER / NEGOTIATOR
LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU

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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. jeffreyross.co.uk