

FOR SALE

Maes Y Ffynnon

Bonvilston, Cardiff, CF5 6TT

BONVILSTON, CARDIFF

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OFFERS IN EXCESS OF

£475,000

4 BEDROOMS

2 BATHROOMS

3 RECEPTIONS

1,408 SQ FT

NO ONWARD CHAIN

HOME OFFICE / BAR IN THE
GARDEN

WALKING DISTANCE TO LOCAL
PUB

SHORT DRIVE TO THE AMENITIES
OF CULVERHOUSE CROSS

1,408 SQFT

EAST FACING REAR GARDEN /
WEST FACING FRONT GARDEN
AND SEATING AREA

EXCELLENT SCHOOL CATCHMENTS



THE PROPERTY

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.



ACCOMMODATION

ENTRANCE HALLWAY	1.68m x 3.53m
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DOWNSTAIRS WC	2.24m x 1.41m
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LIVING ROOM	3.90m x 3.63m
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KITCHEN / LIVING / DINING	8.05m x 5.20m widest points
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UTILITY ROOM	2.24m x 1.78m
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BEDROOM ONE	3.74m x 3.71m
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EN-SUITE	1.06m x 2.35m
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BEDROOM TWO	3.79m x 3.48m
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BEDROOM THREE	2.90m x 2.90m
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BEDROOM FOUR / STUDY	1.79m x 2.24m
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BAR / HOME OFFICE	3.95m x 2.37m
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SCHOOL CATCHMENT	
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PROPERTY TYPE	HOUSE - SEMI-DETACHED
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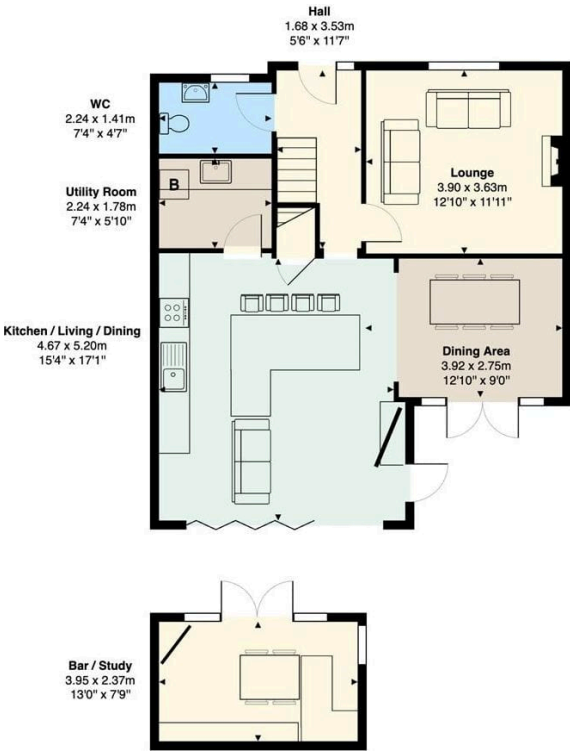
INTERNAL AREA	1,408 SQ FT
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TENURE	FREEHOLD
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COUNCIL TAX	BAND E · ABOUT £2,727 A YEAR <i>Vale of Glamorgan Council, 2026/27 estimate</i>
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EPC RATING	78 · POTENTIAL 82
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FLOORPLAN



Maes-y-ffynon, Bonvilston, CF5 6TT

Total Area: 130.8 m² ... 1408 ft²

All measurements are approximate and for display purposes only





Elliott Hooper-Nash

DIRECTOR

PONTCANNA BRANCH

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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, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreygross.co.uk