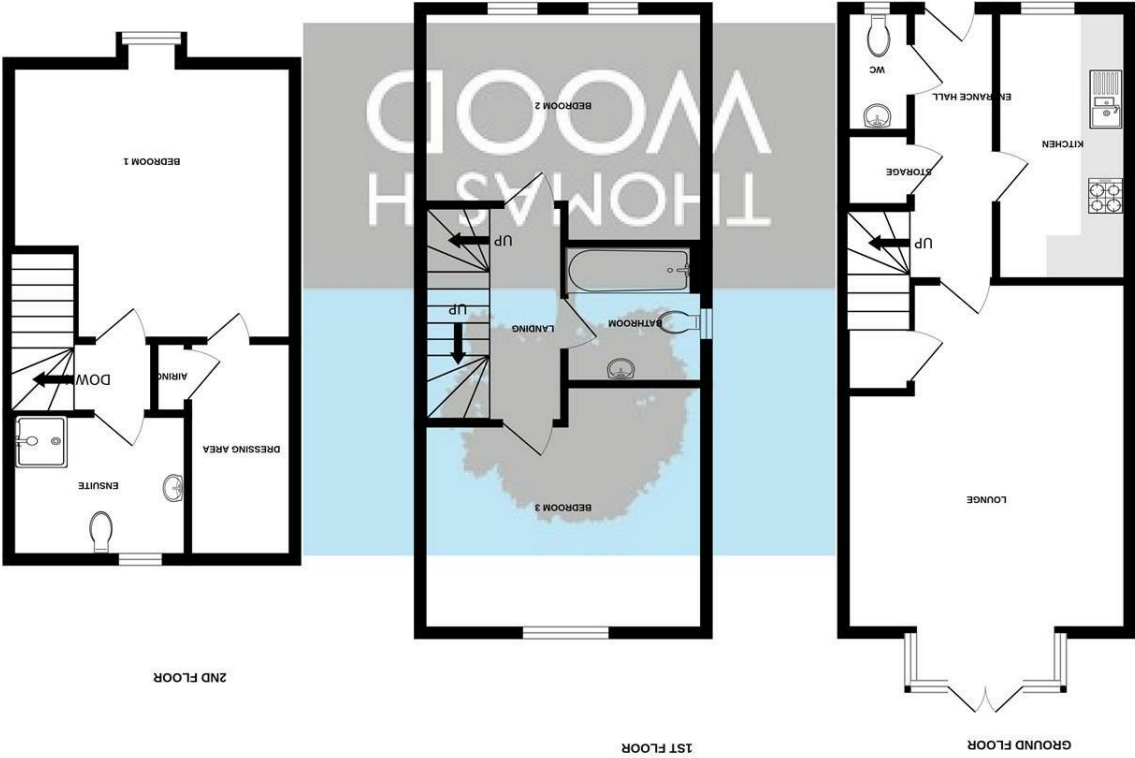




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

THOMAS H WOOD



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23 Youghal Close,
Pontprennau, Cardiff
CF23 8RN

£310,000
House - End Terrace
3 Bedrooms

Tenure - Freehold

Floor Area - 1116.00 sq ft

Current EPC Rating - C70

Potential EPC Rating - B86



A well-presented three-bedroom Town House ideally situated in Youghal Close in Pontprennau. Ideally located for quick and easy access to the M4 links and with excellent bus links to the City Centre. Within walking distance of the well regarded Pontprennau Primary School. Close to many further amenities including Doctors surgery, local supermarkets including Waitrose, Asda, Aldi and Lidl and Cardiff Gate retail park. This delightful property has the modern kitchen and living/dining room to the ground floor, two double bedrooms and family bathroom to the first floor with the master bedroom, en-suite and dressing area to the third floor. Off road parking to the front and very attractive enclosed garden to the rear.

HALLWAY

Hallway with access to kitchen, living room, downstairs cloaks. Storage cupboard. Tiled flooring. Radiator. Carpeted staircase leading to first floor.

CLOAKROOM

0.96m x 1.72m (3'1" x 5'7")

Low level W.C. Wash hand basin set in vanity storage unit. Laminate flooring. Radiator. Obscured window to the front.

KITCHEN

3.61m x 1.88m (11'10" x 6'2")

Matching range of modern wall and floor units. One and a half bowl stainless steel sink and drainer. Built in electric oven with gas hob above and extractor hood over. Space for white good including washing machine, dishwasher and fridge freezer. Splash back tiling. Continuation of flooring from the hallway. Window to the front aspect.

LIVING/ DINING ROOM

5.23m x 3.91m (17'1" x 12'9")

Spacious and light living room with ample space for sofas and dining table and chairs. Double opening doors to the rear with windows either side. Large under stair storage cupboard. Radiator. Carpeted flooring.

FIRST FLOOR LANDING

Accessed via carpeted staircase with carpet continuing throughout landing and bedrooms and further staircase to second floor. Access to the two bedrooms and family bathroom.

BEDROOM TWO

3.3m x 3.12m (10'9" x 10'2")

Double bedroom with two windows to the front aspect. Carpeted flooring. Radiator.

BEDROOM THREE

3.3m x 3.2m (10'9" x 10'5")

Further double bedroom with window to the rear aspect. Radiator. Carpeted flooring.

BATHROOM

2.03m x 2.00m (6'7" x 6'6")

Panelled bath with mixer tap. Low level W.C. Wash hand basin in vanity storage unit. Tiled splash areas.

SECOND FLOOR LANDING

Approached via carpeted staircase with continuation of carpet on landing area and in master bedroom. Access to bedroom and ensuite. Loft access to boarded loft, perfect for storage.

MASTER BEDROOM

4.47m x 3.94m (14'7" x 12'11")

Great size master bedroom with window to the front aspect. Two Radiators. Door to walk in wardrobe also housing airing cupboard with wall mounted boiler.

EN-SUITE

2.08m x 2.08m (6'9" x 6'9")

Spacious en-suite shower room comprising shower cubicle, low level WC wash hand basin set in vanity storage unit. Velux window to the rear aspect. Radiator. Tiled splash areas.

OUTSIDE

FRONT

Off road parking in front of property for two cars.

REAR

Enclosed rear garden with fencing on three sides. Laid patio area and lawn area. Gate to the front.

TENURE

This property is believed to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band E

