



Sheppard  
& Bear

Amblecote Close | Pontprennau | Cardiff | CF23 8BY

Offers in excess of £450,000



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Nestled in the tranquil cul-de-sac of Amblecote Close in Pontprennau, Cardiff, this exceptional semi-detached house offers a unique blend of space and comfort. With an impressive 1,502 square feet of living area, this property has been thoughtfully extended to accommodate a growing family or those who simply desire more room to breathe.

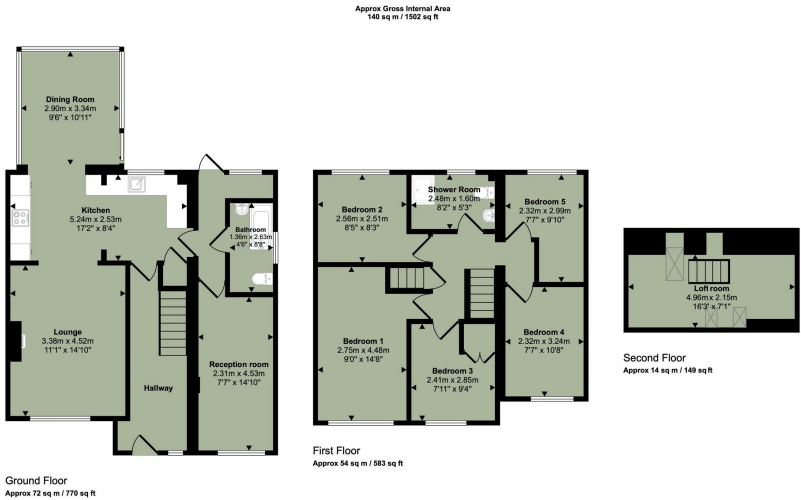
The house boasts five well-proportioned bedrooms, providing ample space for rest and relaxation. Alternatively, the layout allows for the possibility of six bedrooms, should you require additional sleeping quarters. The two reception rooms offer versatile living spaces, perfect for entertaining guests or enjoying quiet family time. The ground floor features a family bathroom, while the first floor is equipped with a convenient shower room that doubles as a laundry room.

- 5 bedrooms, 2 reception rooms
  - First floor shower/laundry room
  - Loft adapted for extra space
  - Semi-detached house, 1,502 sq ft
  - Annex potential
- Ground floor family bathroom
  - Open-plan kitchen, living room and summer room
  - Low maintenance, shrub-filled garden
  - Cul-de-sac, quiet location
  - Easy access to A48 and M4



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

Council Tax Band **E**  
EPC Rating



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Drafty 360.

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