



## Scotney Way, Pontprennau, Cardiff, CF23 8PJ

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4 Bed • 2 Bath • EPC C

**£2,000 pcm**

# SCOTNEY WAY, PONTPRENNAU, CARDIFF, CF23 8PJ

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*Discover this SPACIOUS 4 BEDROOM house in Pontprennau for £2,000 pcm! Enjoy MODERN OPEN PLAN living, a PRIVATE GARDEN, and a FAMILY-FRIENDLY neighbourhood! Minutes from local AMENITIES, schools, and transport links, this home is perfect for growing families. Don't miss out!*

# STEP INSIDE

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Welcome to your dream family home in the desirable neighborhood of Pontprennau, Cardiff! This impressive 4-bedroom house features a modern open plan living space, seamlessly combining comfort and elegance. The spacious design allows for effortless family gatherings, while the private garden area provides a perfect retreat for outdoor relaxation and entertaining.

Situated in a family-friendly community, this property is ideally located close to an array of local amenities including shops, parks, and schools. With excellent commuter access to the city center and surrounding areas, your daily commute becomes a breeze, allowing you more time to enjoy the comforts of home and the vibrant Pontprennau lifestyle.

Designed to meet the needs of modern living, this home boasts an EPC rating of C, ensuring energy efficiency. Whether you're rediscovering quality family time or entertaining friends, this house provides the perfect backdrop. With its combination of space, modernity, and location, this Pontprennau gem is not to be missed!







## Property Details

Property Type: **House**

Bedrooms: **4**

Bathrooms: **2**

Floor Area: **1,367 sq ft**

EPC Rating: **C**

## Energy Performance

Current Rating

**C**

Potential Rating

**B**

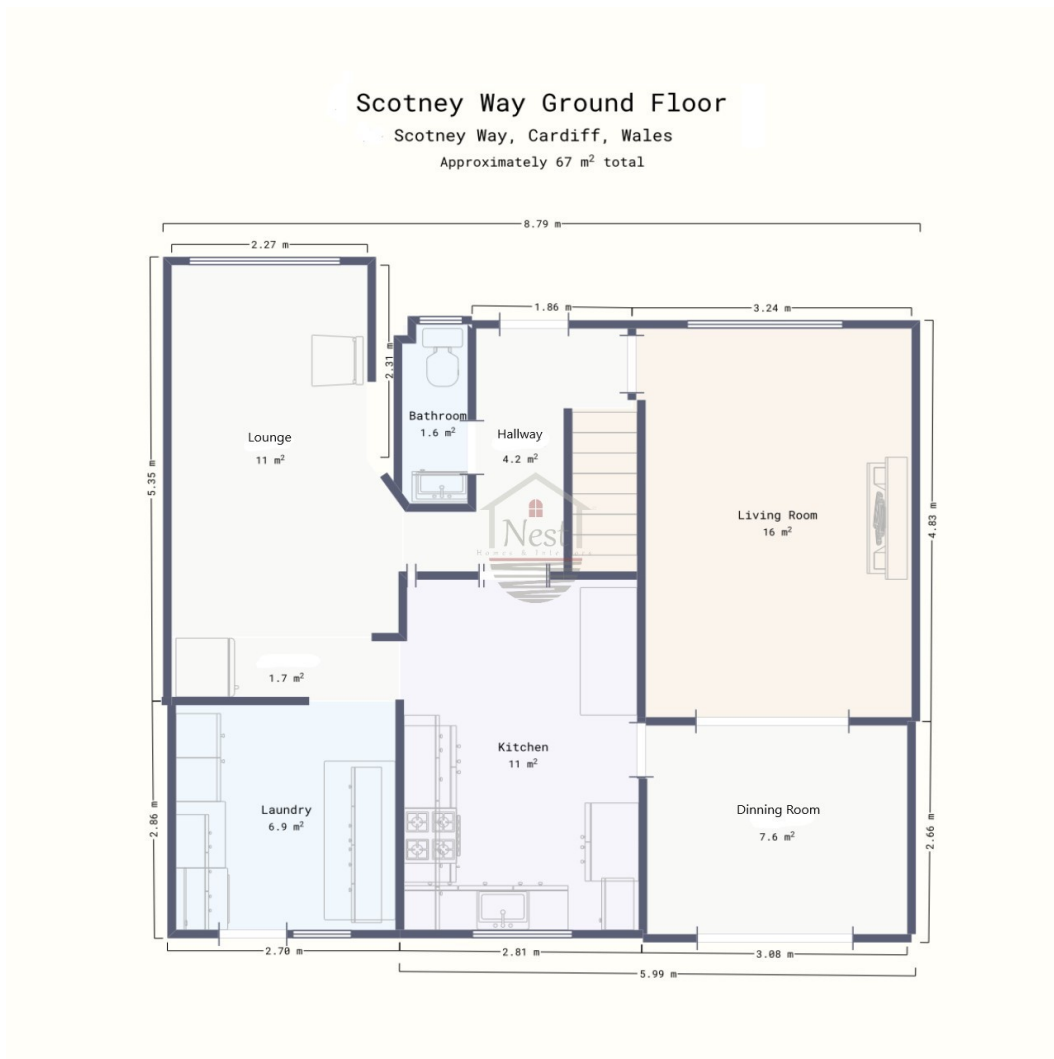
## Key Features

- Spacious 4 Bedrooms
- Private Garden Area
- Easy Commuter Access
- EPC Rating C
- Modern Open Plan Living
- Close To Local Amenities
- Family-Friendly Neighborhood
- Popular Pontprennau Location

# Floor Plans



Scotney Way, Pontprenau, Cardiff, CF23 8PJ



Floor plan is for illustrative purposes only. Not to scale.

## Property Specifications

Total Floor Area: **1,367 sq ft**

Habitable Rooms: **9**

Built Form: **Detached**

Construction: **England and Wales: 1996-2002**

# First Floor



Scotney Way, Pontprenau, Cardiff, CF23 8PJ

## Scotney Way First Floor

Scotney Way, Cardiff, Wales

Approximately 61 m<sup>2</sup> total



*Floor plan is for illustrative purposes only. Not to scale.*

# Your Renting Journey

We guide you through every step of the process



1

## Arrange a Viewing

Book a viewing at your convenience. We offer in-person and virtual options.

2

## Apply to Rent

Complete our application form and provide references for quick processing.

3

## Referencing

We conduct credit checks, employment verification and landlord references.

4

## Sign Agreement

Review and sign your tenancy agreement. We explain all terms clearly.

5

## Pay Deposit & Rent

Pay security deposit and first month's rent. Deposit protected by scheme.

6

## Move In!

Collect your keys, receive inventory, and enjoy your new home!

Ready to take the next step?

# ARRANGE A VIEWING

Contact our team to book your private viewing:

**Tel: 07304 006532**

**Email: [admin@nest-homes.co.uk](mailto:admin@nest-homes.co.uk)**



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.