



## 44 Clos Cwm Creunant, Pontprennau, Cardiff, CF23 8LA

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4 Bed • 3 Bath • EPC C

**£2,150 pcm**

# 44 CLOS CWM CREUNANT, PONTPRENNAU, CARDIFF, CF23 8LA

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*Stunning 4 BED DETACHED in Pontprennau! Features a BRAND NEW ENSUITE, MODERN KITCHEN, CONSERVATORY & DRIVEWAY. Close to top schools, parks & excellent transport links. Ideal for family living in a sought-after area!*

# STEP INSIDE

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Welcome to this beautiful 4-bedroom detached home situated in the highly desirable Pontprennau area of Cardiff. This property boasts a range of impressive features, including a brand new ensuite shower room, a modern family bathroom, and a stunning conservatory that floods the home with natural light. The stylish kitchen, equipped with a range cooker, is perfect for culinary enthusiasts, while the ample living spaces—including a lounge, dining room, and breakfast room—offer flexibility for family living or entertaining.

Pontprennau is renowned for its excellent local amenities, including a selection of highly regarded schools, parks, and easy access to transport links, making it an ideal location for families and professionals alike. Enjoy the tranquillity of semi-rural living while being just a stone's throw from Cardiff city centre and all its vibrant offerings.

Additional features such as double glazing throughout, a convenient cloakroom, a driveway, and a garage ensure this home is both functional and stylish. Don't miss your chance to secure this fantastic rental opportunity, perfect for modern family life!







## Property Details

Property Type: **Detached**

Bedrooms: **4**

Bathrooms: **3**

Floor Area: **581 sq ft**

EPC Rating: **C**

## Energy Performance

Current Rating

**C**

Potential Rating

**B**

## Key Features

- Brand New ensuite shower room
- All double glazed
- Modern Kitchen with Range Cooker
- Dining room
- Lounge
- Brand new family bathroom
- Conservatory
- Driveway and garage
- Breakfast room
- Cloakroom

# Floor Plans



44 Clos Cwm Creunant, Pontprennau, Cardiff, CF23 8LA



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

## Property Specifications

Total Floor Area: **581 sq ft**

Habitable Rooms: **3**

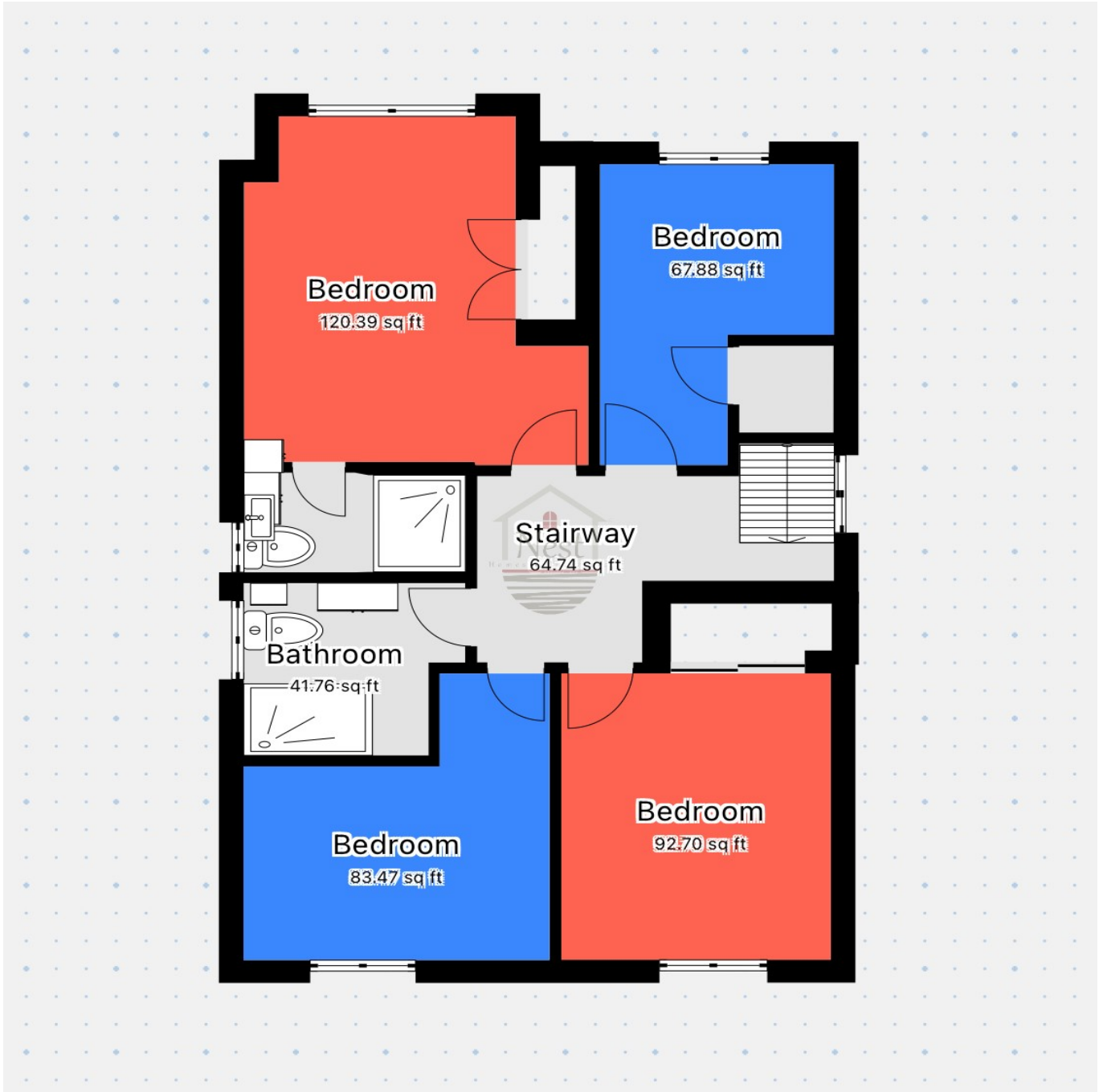
Built Form: **Mid-Terrace**

Construction: **England and Wales: 1991-1995**

# First Floor



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# 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)**



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