



45 Clos Nant Glaswg, Pontprennau, Cardiff, CF23 8NB

4 Bed • 2 Bath • EPC C

£410,000

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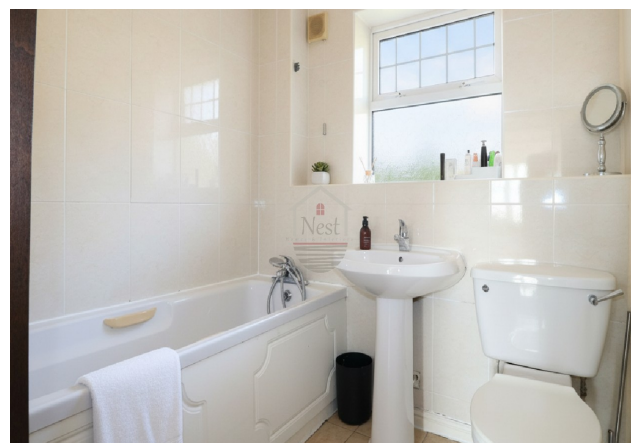
Discover your dream home in Pontprennau! This SPACIOUS 4 BEDROOM house boasts MODERN open-plan living, a PRIVATE garden, and is nestled in a QUIET residential area. Enjoy EXCELLENT transport links and easy access to LOCAL amenities and top-rated schools. Don't miss out!

STEP INSIDE

Welcome to this stunning 4-bedroom house in the desirable residential area of Pontprennau, Cardiff, available for just £1,700 per month. This charming property features a spacious layout with modern open-plan living, perfect for entertaining or family gatherings. With four generous bedrooms, there's ample room for everyone to enjoy their own private space.

The private garden offers a tranquil retreat for outdoor relaxation and summer barbecues, while the excellent transport links nearby make commuting a breeze. You'll find yourself just moments away from a wealth of local amenities including shops, cafes, and schools, making it an ideal location for families and professionals alike.

Pontprennau is known for its friendly community atmosphere, green parks, and convenient access to Cardiff city center, ensuring that you're never far from the action. With an EPC rating of C, this home is not only stylish but also energy efficient. Don't miss the opportunity to make this delightful property your new home; schedule a viewing today!







Property Details

Property Type: **House**

Bedrooms: **4**

Bathrooms: **2**

Floor Area: **1,152 sq ft**

EPC Rating: **C**

Tenure: **Freehold**

Energy Performance

Current Rating

C

Potential Rating

B

Key Features

- Spacious 4 Bedrooms
- Quiet Residential Area
- Private Garden Space
- EPC Rating C
- Modern Open-Plan Living
- Close To Local Amenities
- Excellent Transport Links
- Popular Pontprennau Location

Your Buying 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

Make an Offer

Found your perfect property? Submit your offer and we'll negotiate on your behalf.

3

Offer Accepted

We'll guide you through next steps and introduce you to trusted solicitors.

4

Conveyancing

Your solicitor handles searches and contracts. We keep you updated throughout.

5

Survey & Mortgage

Arrange your mortgage and survey. We can recommend local professionals.

6

Exchange & Complete

Exchange contracts, set completion date, and collect your keys!

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



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