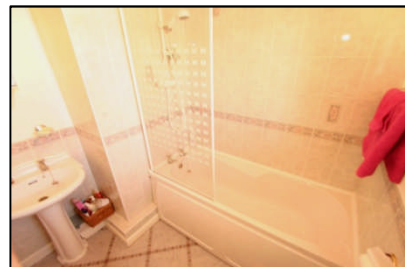


T87

hentons.co.uk

A large style, four bedroomed, detached house in this popular position with a wider than average garden.



2 Borage Close
Pontprennau
Cardiff CF23 8SJ

Accommodation Briefly Comprises: *Entrance Hall *Cloakroom/WC *Lounge
*Dining Room *Kitchen/Breakfast Room *Four Bedrooms *En-suite
Bathroom/WC *Family Bathroom *Front and Rear Gardens *Integral Garage
*No Chain

PRICE: £268,500 or offer

Ground floor

Entrance Hall

uPVC double glazed front door. Radiator. Spotlights. Understairs storage cupboard.

Cloakroom/WC

Low level WC. Wash hand basin with splashback tiling. Tiled floor. Radiator. uPVC double glazed window.

Lounge 17' (into bay) x 11'6"

Coal effect gas fire with marble back and hearth with oak surround. uPVC double glazed window. Two double panelled radiators. Coving. Arch to:

Dining Room 11'6" x 9'

Double panelled radiator. Coving. Double glazed sliding patio doors leading to rear garden. Door to:

Kitchen and Breakfast Room 15'7" x 10'5"

Base and eye level cupboards. Work tops. One and a half bowl stainless steel sink unit with mixer tap. 4 ring gas cooker with gas double oven. Built-in fridge/freezer. Hoover washing machine. Built-in dishwasher. Tiled floor. Part tiled walls. Double panelled radiator. Spotlights. uPVC double glazed window and doors.

First floor

Landing

Spotlights. Airing cupboard. Radiator. Access to loft.

Bedroom One 14'3" x 11'4"

Built-in wardrobes. Double panelled radiator. uPVC double glazed window.

En Suite Bathroom/WC

Panelled bath with Aqualisa shower over. Pedestal basin. Low level WC. Extensively tiled walls. Radiator. uPVC double glazed window. Spotlights.

Bedroom Two 15'2" x 9'3"

Built-in wardrobes. Double panelled radiator. uPVC double glazed window.

Bedroom Three 11'4" x 11'

Built-in wardrobe. Double panelled radiator. uPVC double glazed window.

Bedroom Four 9'3" x 8'7"

Built-in wardrobe. uPVC double glazed window. Radiator.

Family Bathroom/WC

Panelled bath with shower force electric shower over. Pedestal basin. Low level WC. Extensively tiled walls. Radiator. uPVC double glazed window. Spotlights.

Outside

Integral Single Garage

With up and over door. Water and power.

Gardens

Lovely garden mainly lawned, patio area, trees, borders and shrubs.

Tenure

Freehold



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