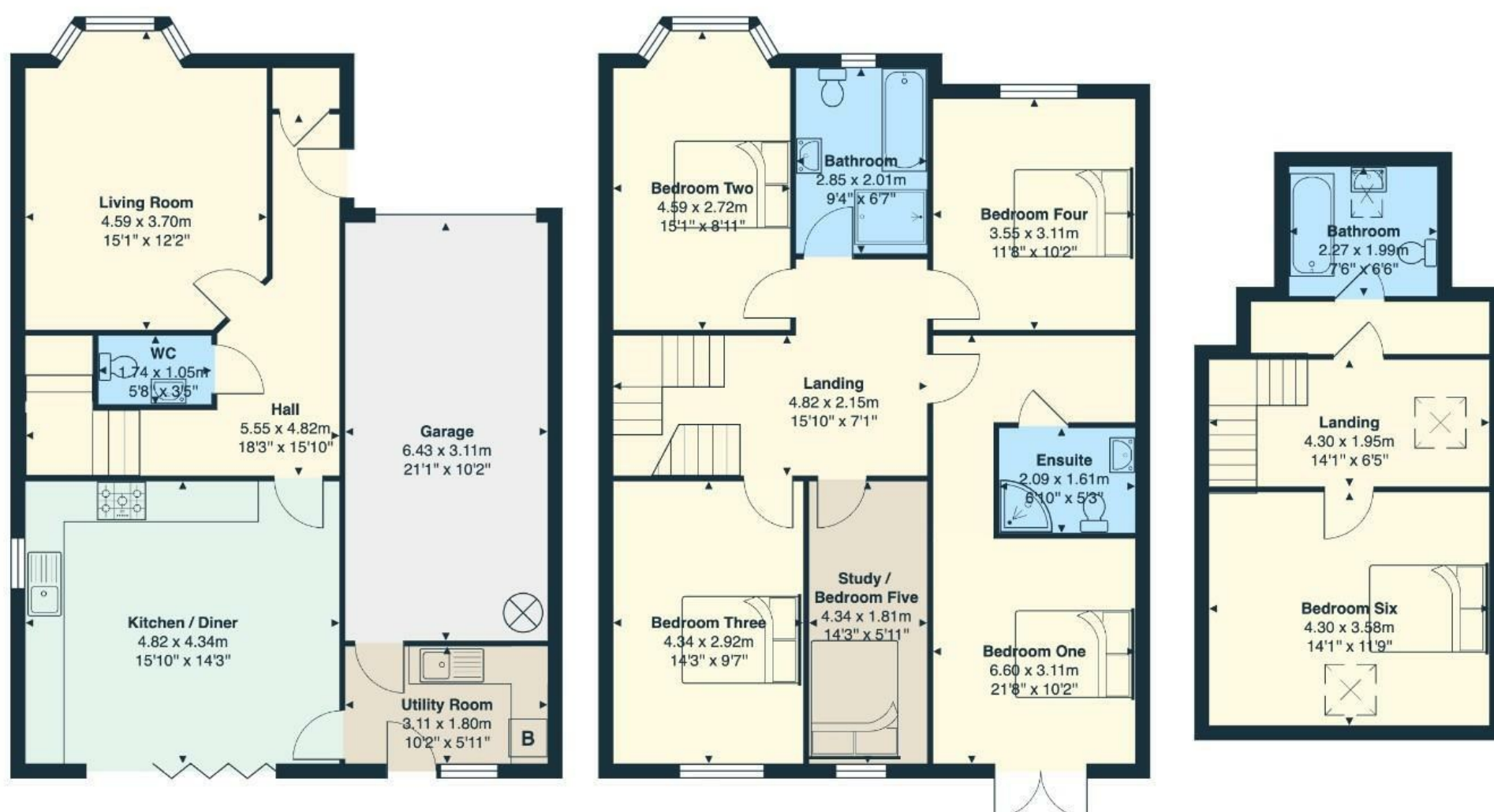


Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



PANTMAWR ROAD  
WHITCHURCH



## Pantmawr Road, Rhiwbina, CF14 7TB

Total Area: 196.3 m<sup>2</sup> ... 2113 ft<sup>2</sup>

All measurements include the Garage and are approximate and for display purposes only





A stylish property we designed and in a great location with great links to A48/M4.

Comments by - Mr Elliott Hooper-Nash



## PANTMAWR ROAD

WHITCHURCH, CF14 7TE - OFFERS IN EXCESS OF - £550,000

 6 Bedroom(s)  3 Bathroom(s)  2113.00 sq ft

Welcome to Pantmawr Road, Whitchurch, Cardiff - a stunning location for this impressive detached house. This property boasts not only 2 reception rooms but also 6 spacious bedrooms and 3 modern bathrooms, providing ample space for a growing family or those who love to entertain.

This new build property offers a contemporary design and all the conveniences of modern living. With a generous 2,113 sq ft of living space, including a garage, there is plenty of room to make this house your home.

One of the standout features of this property is the 10-year premier guarantee / new build warranty, providing peace of mind for any potential buyer. The absence of a chain makes the purchasing process smoother and quicker, allowing you to move into your new home without delay.

Located in a desirable area, this property offers a perfect blend of tranquillity and convenience. Don't miss out on the chance to own this beautiful new build home in Whitchurch - book a viewing today!

### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**  
02920 499680  
Elliott@jeffreygross.co.uk  
Director





**Entrance Hallway**  
5.55m x 4.82m widest points (18'2" x 15'9" widest points)

**Living Room**  
4.59m x 3.70m (15'0" x 12'1")

**Downstairs WC**  
1.74m x 1.05m (5'8" x 3'5")

**Kitchen / Diner**  
4.82m x 4.34m (15'9" x 14'2")

**Utility room**  
3.11m x 1.80m (10'2" x 5'10")  
Access to garage and garden

**Garage**  
6.43m x 3.11m (21'1" x 10'2" )  
Electric door, underfloor heating controls and pressurised water tank. This room could easily be converted to another reception room if needed (POA - Price on application)

**To the first floor**

**Landing**  
Doors to all five bedrooms, family bathroom and stairs to second floor

**Master Bedroom**  
6.60m x 3.11m (21'7" x 10'2")  
Benefits french doors and Juliet balcony, dressing area and door to:

**Ensuite**

**Bedroom Two**  
4.59m x 2.72m (15'0" x 8'11")

**Bedroom Three**  
4.34m x 2.92m (14'2" x 9'6")

**Family Bathroom**  
2.85m x 2.01m (9'4" x 6'7")

**Bedroom Four**  
3.55m x 3.11m (11'7" x 10'2")

**Bedroom Five / Study**  
4.34m x 1.81m (14'2" x 5'11")

**To the second floor**

**Landing**  
4.30m x 1.95m widest points (14'1" x 6'4" widest points)

**Bedroom Six**  
4.30m x 3.58m (14'1" x 11'8")

**Bathroom**  
2.27m x 1.99m (7'5" x 6'6")

**Garden**  
Large patio area and side access. fenced boundary and lawned garden

**Driveway**  
Parking to the front for 2 cars

**Tenure**  
We are advised by the owner that the property is Freehold, this is to be confirmed by your legal advisor.

**Warranty**  
10 year Premier Guarantee from completion

**Council Tax**  
Band - TBC

**Additional Information**  
Underfloor heating on the ground floor  
Fully double glazed  
Gas central heating  
Bi-folding doors onto the garden  
New built warranty  
Further options can be priced as builders are still on site until the end of September.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 92        |
| (81-91) B                                   | 85                      |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

