



**RE/MAX**  
PROPERTY HUB



18 Borage Close, Pontprennau, Cardiff, Glamorgan, CF23 8SJ  
£425,000





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Presented with no onward chain is this elegant 4-bedroom detached residence, situated discreetly on a private road in the sought-after area of Pontprennau, Cardiff. For those seeking a blend of modern living with a remote location's tranquillity, Borage Close delivers.

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Upon entering this early 2000s build, one is greeted by a welcoming entrance hall immediately adjacent to a convenient downstairs WC. The expansive living room boasts a modern touch, accentuated by a large bay window that invites a generous amount of light into the space.

The heart of the home is undoubtedly the open-plan L-shaped kitchen and dining room. The kitchen is finished in a contemporary grey shade, with integrated appliances and abundant storage solutions. Adjacent to the kitchen, a separate utility room provides additional functionality.

The dining area, benefiting from the expansive space offered by the garage conversion, effortlessly flows in an open-plan design, making it perfect for hosting family gatherings.

Further enhancing the living space is the conservatory; enclosed by glass windows, it serves as a delightful suntrap. French doors open up to showcase the meticulously designed garden area. Combining patio and stone chippings, the garden promises low maintenance while offering a serene outdoor retreat.

Ascending to the first floor, one finds four generously sized double bedrooms. The pristine family bathroom radiates a fresh ambience with its white decor. The main suite is a true highlight, accompanied by a modern ensuite with a shower.

Local Area

Pontprennau, located just a stone's throw from the vibrant heart of Cardiff, is a harmonious blend of modern living and natural beauty. Known for its close-knit community and well-maintained green spaces, residents enjoy the tranquillity of suburban life while benefiting from many amenities. With convenient shopping centres, renowned schools, and picturesque parks, Pontprennau offers an ideal environment for families and professionals. Moreover, its strategic location ensures that the bustling city centre, rich in history and culture, is readily accessible. This locality seamlessly combines the charm of a tight-knit community with the advantages of urban proximity, making it a sought-after destination in Glamorgan.

Schools

The educational landscape in Pontprennau is diverse and commendable, making it a prime location for families prioritizing quality schooling. Many schools cater to different age groups and academic needs within the vicinity, from primary institutions that lay a strong foundation for young learners with a focus on holistic development to secondary schools known for their robust academic programs and extracurricular offerings. Many of these establishments consistently receive positive Ofsted ratings, a testament to their commitment to excellence. Furthermore, the close-knit community vibe of Pontprennau ensures that schools emphasize community involvement and student well-being. Parents can be assured of a supportive environment that fosters their children's academic achievement and personal growth.

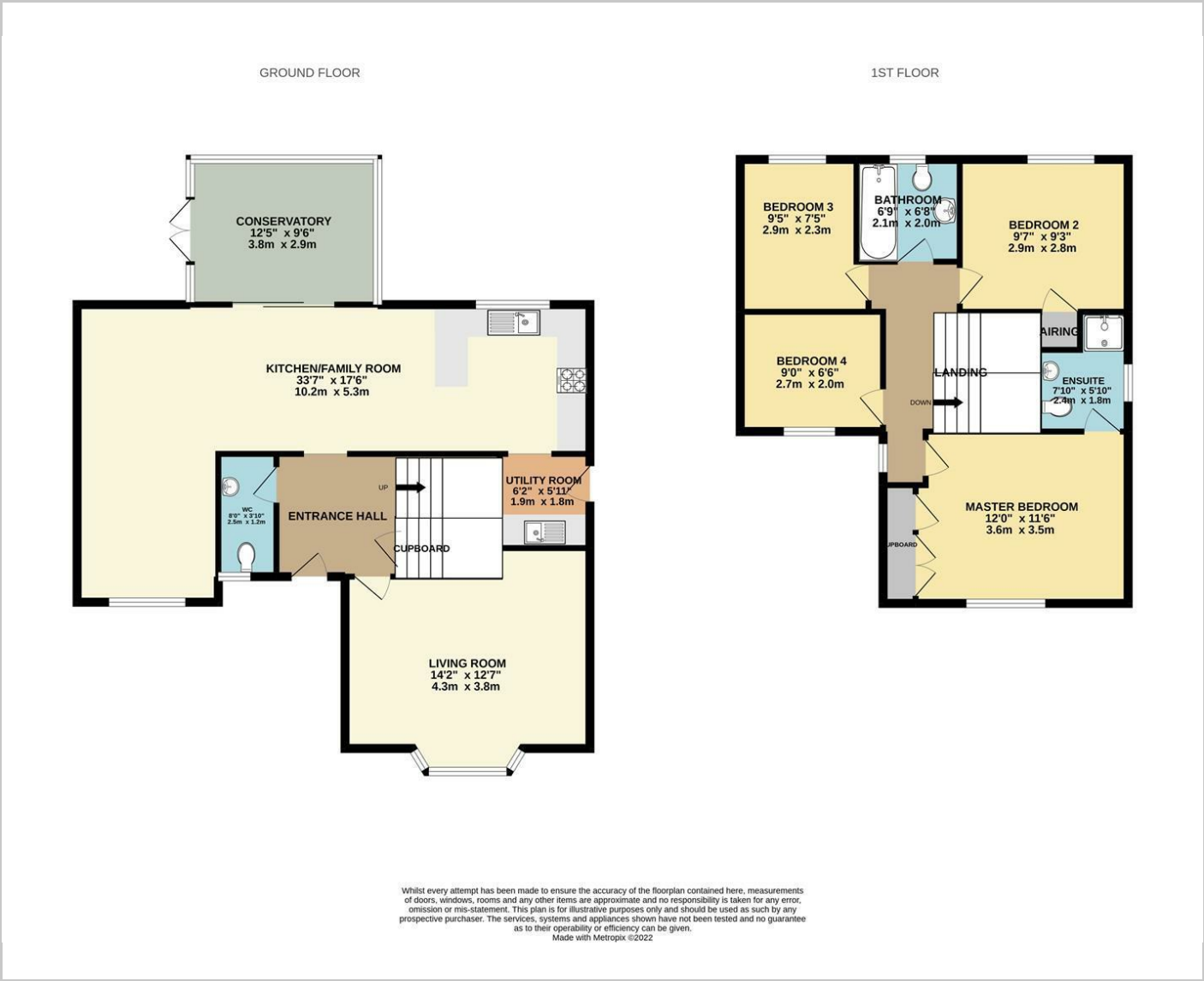
Transport

Pontprennau, strategically positioned in Cardiff's landscape, boasts exemplary transport links that ensure residents enjoy seamless connectivity. Its road network is well-developed, with the area serviced by major roads and motorways, making local and long-distance travel a breeze. Public transport enthusiasts will appreciate the bus services connecting Pontprennau to Cardiff city centre and other key locations, ensuring commuters and shoppers alike have hassle-free journeys. Additionally, the proximity to Cardiff's central train station provides rail access to various parts of the UK. For those looking to venture further afield, the Cardiff Airport is within easy reach, facilitating international travel. In essence, Pontprennau's transport infrastructure brilliantly amalgamates local convenience with wider accessibility, making it a highly desirable locale for both professionals and families.

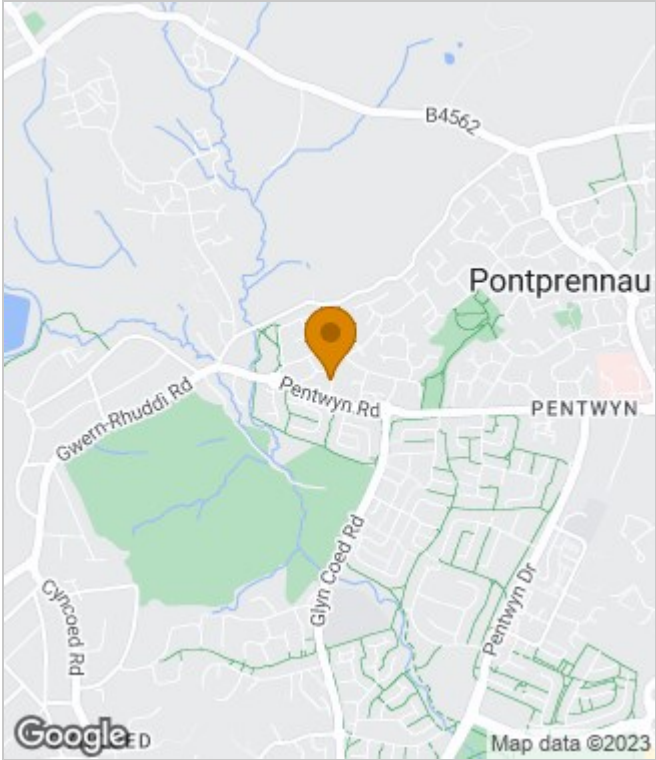




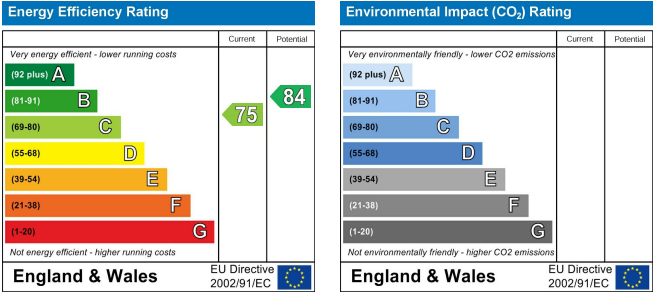
Floor Plans



Area Map



Energy Performance Graph



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