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First Floor Maisonette, Benedict Court, Pentyrch, Cardiff, CF15 9AD

A very well presented first floor executive apartment in Pentyrch | Great School catchment

Modern living with open plan lounge/kitchen/diner | Two good sized double bedrooms

Modern bathroom | Allocated parking space | SUPERB VIEWS

EPC B | Close to local amenities and local bus route | Lease Term Remaining 992 years | NO CHAIN



Guide Price £220,000

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MOVE2HERE are proud to present this BEAUTIFULLY PRESENTED modern two bedroom home in the heart of Pentyrch. This bright and spacious first floor flat of quality finish, is just one of six relatively newly built (2017) flats in the development. Two large bedrooms, a spacious OPEN PLAN kitchen/living room with great views and off road parking. VIEWING IS A MUST. NO CHAIN.

This property is ideally located in a quiet spot of this sought after modern development in the desirable village location of Pentyrch. This superb first floor flat, oozes a class finish throughout with under floor heating and high quality kitchen and bathroom. Entrance hall, open plan lounge and kitchen, TWO double bedrooms, modern Shower bathroom. Under floor Gas central heating.

LOCATION.

The property is located in a highly regarded relatively new development in the sought after semi rural village of Pentyrch. The village of Pentyrch is approximately 7 miles north west of Cardiff and enjoys a pleasant rural outlook nestling into the lower slopes of the Garth Mountain. Amenities include a local shop, butchers, pharmacist, two public houses, church, doctors surgery and a local small primary school.

The village is also within the catchment area for well regarded secondary schools, namely Radyr Comprehensive School and Ysgol Plasmawr. A wide range of activities are available including football, rugby, bowls, tennis and cricket and riders and walkers have a network of bridle paths and footpaths on the doorstep. For the commuter, Pentyrch is only minutes from the M4 junction 32, Taffs Well train station is also under two miles away.

The Accommodation comprises

Entrance

Entered via its own entrance with telephone entry system through the same courtyard garden to the front, set back from the road. .

Hallway

19'0" x 3'1" increasing to 5'5" (5.79m x 0.95m increasing to 1.64m)

Composite double glazed door to the front with carpeted stairs rising to the first floor and secondary solid oak front door to inner hallway.

Inner Hallway

7'8" x 3'10" (2.33m x 1.16m)

Doors to all rooms. Telephone entry system. Thermostatic control for underfloor heating. Fully tiled ceramic floor with a high quality finish.

Lounge/kitchen

17'11" x 14'8" (5.47m x 4.48m) [max]

Large uPVC double glazed window to front. The Lounge area with uPVC double glazed windows with front aspect with views stretching

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down the valley to the Vale of Glamorgan beyond. Television and telephone points. Under floor heating. Within this large expansive area you'll find plenty of room for a Dining room table, perfect to enjoy the meals prepared by the chef of the house. Kitchen area is Fitted with a range of modern quality units and complementary work surfaces over, including stainless steel one and a half bowl sink unit. Built in oven and electric induction hob with extractor fan over. Integrated fridge/freezer and integrated dish washer. Tiled splash backs.



Utility/Store

3'10" x 3'1" (1.16m x 0.95m)

Plumbed for an automatic washing machine. Wall mounted central heating boiler. Space for storage.



Bedroom One

11'4" x 11'5" (3.46m x 3.48m) -

This spacious and light bedroom, provides a welcome and relaxing room with plenty of space for all your storage needs. This room flooded with natural daylight in the mornings and allows the occupant the opportunity to gaze at the stars at night whilst lying in bed. Ceramic tiled flooring. uPVC double glazed window with views to the rear. Underfloor heating.



Bedroom Two

9'9" x 11'4" (2.98m x 3.48m)

This larger than average second bedroom with rear aspect offers ample space. Currently used as a guest bedroom, it has space for all your storage needs and is an ideal room to recharge your batteries. uPVC double glazed window with views to rear. Underfloor heating.



Bathroom

7'9" x 6'1" (2.37m x 1.86m)

A white three piece suite with walk-in shower, white wc, vanity unit with sink and light lit mirror. Fully tiled. Towel radiator. Extractor fan and obscure window to the side of the property. The bathroom reflects the rest of the property, where every little thing has been considered. Shaver point and light fitting.



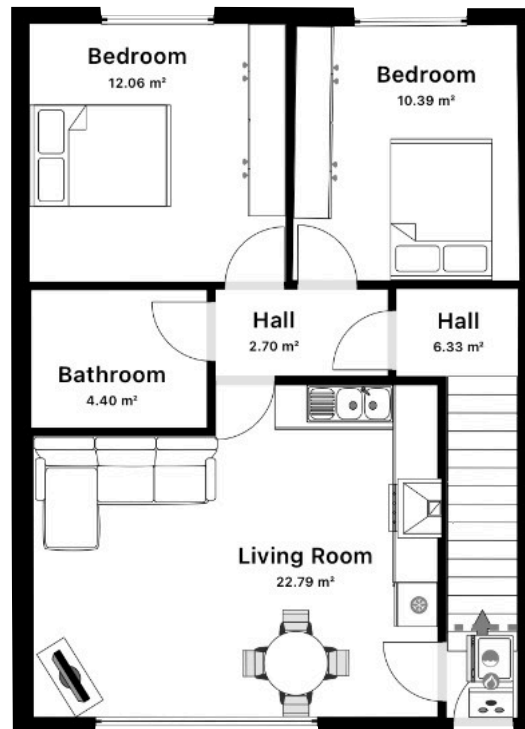
Outside

Parking - Allocated parking space and bin shed.

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Leasehold Details - (to be checked with conveyancer) - Lease Term Remaining 992 years
Ground Rent £100 per annum
Maintenance Charge £264.87 per annum.
Council Tax Band Band D
Energy Performance Certificate B
VIEWING - Strictly by appointment with the agents.



Room Dimensions

Hallway	19'0" x 3'1" increasing to 5'5" (5.79m x 0.95m increasing to 1.64m)
Inner Hallway	7'8" x 3'10" (2.33m x 1.16m)
Lounge/kitchen	17'11" x 14'8" (5.47m x 4.48m) [max]
Utility/Store	3'10" x 3'1" (1.16m x 0.95m)
Bedroom One	11'4" x 11'5" (3.46m x 3.48m) -
Bedroom Two	9'9" x 11'4" (2.98m x 3.48m)
Bathroom	7'9" x 6'1" (2.37m x 1.86m)

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Floor plan