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Tre Faldwyn, Berthlwyd, Pentyrch, CF15 9PP

Detached Executive 3 Bedroom BUNGALOW Family Home | RARE OPPORTUNITY
2 Reception ROOMS | EN-SUITE to Master Bedroom | NEW Condenser Boiler | Double
Glazing Throughout | POTENTIAL UTILITY ROOM in Cellar
DOUBLE Garage & Off road parking | Good size Rear and Side Garden
Great Location with Beautiful COUNTRYSIDE Views
Viewing Highly Recommended | NO ONWARD CHAIN



Offers in Region of £500,000

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DESCRIPTION

A rare opportunity to acquire this unique detached BUNGALOW combining the features of a traditional cottage and a modern build, set on a large plot in the sought-after location of the semi-rural village of Pentyrch.

The property comprises:

Entrance hall, lounge, kitchen/breakfast room, conservatory, potential utility room, three bedrooms INCLUDING ONE VERY LARGE MASTER (was two bedrooms), with en-suite and family bathroom.

Outside there are extensive gardens to the side and rear, with access from both sides of the property, plus a double garage with separate storage room (potential utility), driveway to both sides of the property, all located at the end of a quiet, no-through lane. Viewing is essential.

The property benefits from a number of features which include gas central heating, double glazing throughout, a double garage, and a considerable driveway with parking for 3+ vehicles.

However, its most valuable asset is the peaceful and secluded location that must be seen to be believed. With beautiful landscaped gardens to the rear and side, words alone cannot do justice to this lovely family home. With lovely view of the Bristol channel and Somerset especially from the sitting room and sun deck on a clear day. It therefore needs to be viewed internally in order to be appreciated. This is a great opportunity for a new family to move in.

LOCATION

Situated within the catchment area of well-regarded local secondary schools, namely Radyr Comprehensive and Ysgol Plasmawr, the property benefits from excellent road links to both the M4 corridor and A470, situated as it is in the idyllic village of Pentyrch, approximately 7 miles north west of the capital. The village is served by a number of local shops, including a convenience store, family butcher, beauty salon, and pharmacy, as well as two public houses, a vet's practice and a doctor's surgery. There are a wide range of local organisations and sporting activities nearby, including rugby, bowls, tennis and cricket. There are also several bridle paths, footpaths, and nature trails close by.

ROOM DESCRIPTIONS

Entrance Hall. UPVC wood-effect entrance door with glazed panelling, opening to an attractive hallway with access to the Lounge, kitchen all Bedrooms & family bathroom. Coved ceiling, carpet floor, radiator, cloakroom cupboard, with coat rail and shelving above, door to:

Lounge. A large, stylish, spacious lounge carpeted throughout. Entered

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via wooden door from the hallway, it features a large fireplace with stone hearth and wood burning stove, a large double-glazed window, over looking the rear garden Pentyrch valley below., allowing light to flood this spacious lounge. The dual aspect to front and side provides the perfect environment for entertaining guests or for the family to relax in front of the TV. With radiators, power sockets, and TV point.

Kitchen. Fitted kitchen with wall and base units, with double-glazed windows to the front. Sink and drainer, marble-effect laminate work surfaces with splash back tiling, 4 ring electric cooker with extractor cooker hood over, plumbing for dishwasher and washing machine, integrated fridge freezer with vinyl flooring. The kitchen is large enough for dining table with seating for up to EIGHT people, just perfect for those casual meals with family and friends.

Conservatory. Entered from the kitchen, the tiled conservatory is utilised as a second sitting room and dining room combined with UPVC double-glazed windows to three sides. With French doors opening onto the deck area the room is perfect as a dining room to entertain with family and friends on those special occasions.

Cellar Room - (Potential Utility Room). Situated under the lounge with direct access from the rear garden the room currently is utilised as a work shop, concrete flooring and lighting with space for an additional fridge freezer. Currently home to the new condenser boiler, it could easily be converted into a useful utility room for the new owners.

Master Bedroom. At the end of the hallway, you will find a very large triple aspect bedroom (used to be two bedrooms) with built-in wardrobes for all your storage needs. Three windows provide views to the front, side and the rear garden and beyond. With such a large bedroom there is ample room for a kingsize bed, yet still spacious. Door leading to ensuite.

Ensuite. Comprising: Shower cubicle with electric shower, low level w/c, wash hand basin, shaver point and vinyl flooring.

Bedroom Two. A rear aspect double bedroom with double glazed windows. Radiator.

Bedroom Three. A good size double bedroom with double glazed windows to the rear and built in wardrobe, radiator.

Family Bathroom. This large spacious bathroom with two double glazed windows to front, offers a low level WC, vanity wash hand basin, panelled bath with taps and shower over, towel radiator with fully tiled walls and flooring.

Outside

Front Garden. Private road leading to a generous driveway on both sides of the property with room for several cars. Side access to rear garden, lovingly created lawn and mature shrubbery, with well planted with shrubs and flower borders, trees and outside lighting.

Side Garden. This prize wining garden has been in the Pentyrch Open Gardens for years. To the side is a well-established large garden with mature hedgerow boundaries, complementary shrubs and trees which provides considerable privacy. Additionally you will find a Summer house, which could easily be converted to a work space if required, which would make the perfect home office, gym or outside room.



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Rear Garden. There are several areas to this lovingly created and looked after garden. A raised deck patio provides the ideal location for summer barbecues and al fresco dining located outside the conservatory. Over looking the the rear manicured lawn. A vegetable garden and greenhouse provides the ideal spot for those with “green fingers” to while away the hours, with views over the rear and the valley beyond it. There is also a garden shed “tucked away” in the corner for all your garden equipment. There is side access from the front drive and double garage. Outside water tap.

Detached Double Garage & Storage Room - an automatic roll up and over garage door plus two windows to side overlooking the garden. Light and power.

Tenure: Freehold

Council Tax Band: G

Viewing Arrangements: Strictly by Appointment ONLY

EPC band: D

FLOORPLAN



Approx 1162.5 Sqft 108m²

| | | |
|-----------------|----------------|-------------------------------|
| Entrance Hall. | 8'9" x 31'2" | 2.68m x 9.50m [Max} |
| Lounge. | 13'6" x 33'10" | 4.11m x 7.25m [max] |
| Kitchen. | 13'5" x 12'2" | 4.10m x 3.70m |
| Conservatory. | 13'1" x 17'8" | 4.00m x 5.38m |
| Master Bedroom. | 14'0" x 11'5" | 4.26m x 5.63m [into wardrobe] |
| Ensuite. | 6'0" x 5'5" | 1.84m x 1.64m |
| Bedroom Two. | 10'7" x 8'11" | 3.24m x 2.73m |
| Bedroom Three. | 11'11" x 8'11" | 3.62m x 2.73m [into wardrobe] |
| Family Bathroom | 9'10" x 5'6" | 3.00 m x 1.67m |

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