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Detached Home, Bronhaul, Pentyrch, Cardiff CF15 9TA

NO ONWARD Chain | Detached Family Home | Peaceful Cul-de-sac Location
Extended | South Facing Rear Garden | Four Bedrooms
Downstairs W.C. | Great School Catchment | Viewing HIGHLY recommended
Off Road Parking for three cars and Garage | RARELY AVAILABLE



Offers in the region of £450,000

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Rarely available, This An IMMACULATELY PRESENTED extended FOUR bedroom DETACHED family home with SOUTH FACING rear garden, will be found in a quiet cul-de-sac, in the sought after village of Pentyrch, within catchment of well regarded local schools, is just waiting for its new owners to move straight in!

The property benefits from uPVC double glazed windows, with a mixture of solid oak flooring, rubberised vinyl flooring and carpet throughout, gas central heating with immersion hot water tank. With ample room to extend over the garage, if you so wished. This is a great opportunity for a new family to move in and create a home just for them.

Spacious and light throughout, this FOUR bedroom family home, just a short walk from the village centre, boasts four bedrooms, a stunning large kitchen/dining/family room, (which is the heart of this very attractive property). The property also offers a multi fuel stove fireplace which when lit will heat the entire house. Large lounge to the front and w.c. to the downstairs, with family bathroom, four bedrooms good sized bedrooms to the first floor.

There are generous gardens both to the front and the rear of the property and a driveway offering space for up to three cars. Through the side gate at the rear is a delightful south facing garden of good size, with several areas to enjoy, particularly the raised deck, ideal for al-fresco dining, summer BBQs or a casual drink with friends just outside the French doors from the dining area kitchen/diner/family room.

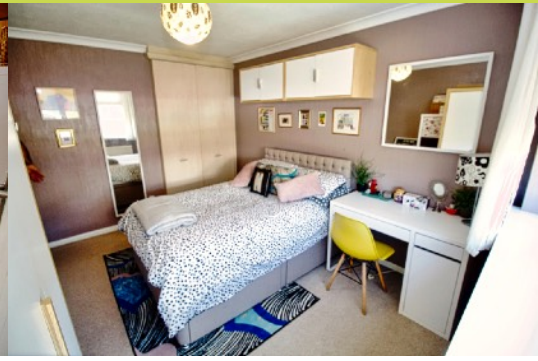
Situated in the IDYLLIC village of Pentyrch, approximately 7 miles north west of the capital City. Local amenities include; small parade of shops which includes a Premier store, beauty salon, pharmacy and butchers. There are two public houses and a doctors surgery. There are a wide range of local organisations and sporting activities including rugby, football, bowls, tennis and cricket. There are bridle paths and footpaths to open countryside close by. Excellent links to M4 and main routes into Cardiff centre which is just a 15 minute commute into the city. **It's a MUST SEE!**

The Accommodation comprises

Entrance Hallway - A spacious attractive hallway awaits you accessed via a NEW composite grey glazed door which leads you to the stairs to first floor with real oak flooring. The Hall leads to a downstairs WC, Lounge and Kitchen/Family/Dining room. With a glass brick wall where once a door was into the previous dining room, allows natural light to brighten up the hall.

Lounge - With two large uPVC double glazed windows offering an abundance of light, with views over the front garden and beyond. This spacious room provides ample space. Stylishly decorated with skimmed and coved ceiling, the quality real oak flooring is continued from the hall. TV and telephone points offers the ideal environment to relax during the evenings.

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Kitchen/Dining/Family Room - A large 'L' shaped kitchen/dining/family room with feature uPVC double glazed patio doors leading out onto the rear deck and overlooking the rear garden. The kitchen comprises a wide range of modern cream base and eye level units incorporating stainless steel sink unit and complementary work surfaces. Fitted NEFF electric oven, with FOUR ring gas hob and stainless steel extractor hood over. Integrated NEFF dishwasher and space for the fridge freezer and washing machine and Traditional pantry, where you'll find the condenser gas boiler. Three radiators. With ample storage space and a dining room table if so wished, leads you to where you will find the extended part of the property! Opening out into uPVC double glazed orangery with windows overlooking the rear gardens and stunning views beyond. With space for sofas and table and chairs and quality porcelain tiled flooring. Vaulted ceiling with accompanied windows give the space sense of a larger more dramatic room allowing plenty of south facing sun to flood this very useful space with panoramic views of the countryside via multiple tinted uPVC windows and a set of French doors granting access to the rear garden and al fresco dining spot. Also featuring the Stovax multi-fuel stove on a slate hearth which will provide enough heat to warm the entire house and even bake a potato if you so wished. This room is ideal for those special family occasions and will be the heart of the home for the new owners.

The extension has footings to allow the new owners to extend upwards if you so wished, (subject to planning).

Downstairs Cloakroom - A white suite, comprising toilet with side window.

First Floor Landing - An open landing area providing access to all 4 bedrooms & family bathroom, also access to the loft.

Master Bedroom - With a fitted wardrobe. This bedroom offers ample storage, room for a King size bed, yet still spacious. North facing window overlooking the front. Perfect to recharge your batteries for the next day.

Bedroom Two - A duplicate of the Master Bedroom, this larger than average rear aspect room offers ample space with fitted wardrobe.

Bedroom Three - This front aspect bedroom is currently being utilised as a single bedroom, yet could easily fit a double, with fitted wardrobe.

Bedroom Four - This rear aspect bedroom is currently being utilised as a study, yet is a good size child's or guests bedroom with built in storage.

Family Bathroom - The bathroom is fully tiled to three of the four walls. Consisting of a bath with an electric shower over, a wash hand basin, and low level toilet. A radiator, and an obscured uPVC window to the side of the property, with built in airing cupboard housing the hot water tank.

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Outside

Front - Forecourt provides off road parking for three cars leading to the garage and front entrance. Side gated access ideal for access to the rear of the house from those muddy dog walks or sporting activities.

Wood Store - Sheltered area for storing the wood for the stove.

Rear Garden - There are two distinct areas this SOUTH facing garden. The deck area directly outside the French doors from the Kitchen/Dining/Family Room provides the ideal area for summer barbecues & 'al fresco dining' alongside the well established garden. Leaving the second area of the mature garden that has been lovingly created by the present owners, comprising a mainly of lawn with mature trees and shrubbery.

GARAGE - Single up and over single garage, with light and power. The garage can be accessed via the rear garden with a door to the rear of the garage. currently used for storage and as a workshop.

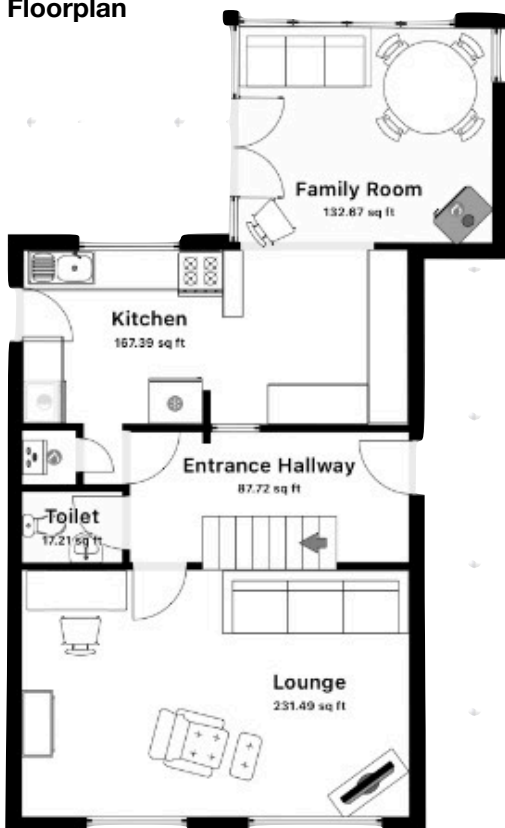
Tenure - We have been advised that this property is Freehold although this should be verified by the purchasers.

Council Tax - Band F

Energy Performance Certificate: C

VIEWING - **Strictly by appointment with the agents.**

Floorplan



Room Dimensions

Hall	13'8" x 6'5" 4.18m x 1.95m [max]
Lounge	19'1" x 12'2" 5.81m x 3.70m
Kitchen/Dining Area	18'11" x 11'6" 5.77m x 3.52m [max]
Family Area	12'7" x 10'7" 3.84m x 3.21m
WC	4'11" x 3'6" 1.50m x 1.07m
Master Bedroom	10'4" x 14'8" 3.14m x 4.47m [max]
Bedroom 2	10'2" x 14'1" 4.14m x 4.30m [max]
Bedroom 3	8'9" x 9'2" 2.67m x 2.80m
Bedroom 4	8'9" x 11'5" 2.67m x 3.47m [max]
Bathroom	5'8" x 7'9" 2.36m x 1.74m

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