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Semi-Detached Heol Gam, Pentyrch, CF15 9QA

NO ONWARD CHAIN | 3 Bedroom Semi Detached | Popular Village Location

Front & Large Rear Garden | Popular, Quiet Cul de Sac | Great school Catchment

Potential to Extend | Wet Room | Gas Central Heating | Viewing Recommended | EPC Rating: E



Offer in Region of £320,000

Heol Gam, Pentyrch, Cardiff, CF15 9QA



MOVE2HERE proudly presents this substantial three-bedroom semi-detached home in the heart of Pentyrch Village, offered with NO ONWARD CHAIN. Set on a spacious plot with a very large rear garden in a quiet cul-de-sac, this property is ready for a new family to enjoy. While it would benefit from some updating, this home provides an opportunity to create your perfect space, with the potential to extend without losing much of the outdoor area.

Accommodation:

- **Hallway:** Provides access to the main living areas.
- **Reception Rooms:** Two reception rooms offering flexible living and dining spaces.
- **Bedrooms:** Three well-sized bedrooms.
- **Bathroom Facilities:** Includes a toilet and a wet room.

Exterior:

- **Garden:** A large private rear garden with side access, perfect for families and gardening enthusiasts. The substantial plot size offers potential for extension.
- **Windows and Heating:** uPVC double glazed windows and gas central heating.

Location:

This three-bedroom property is situated in the sought-after semi-rural village of Pentyrch, located at the foot of the popular Garth Mountain, northeast of the Capital. The village features a variety of local amenities, including:

- **Shops:** Village store/post office, doctors, pharmacy.
- **Recreation:** Public houses, village hall, and numerous local organisations and sporting activities such as rugby, football, bowls, tennis, and cricket.

The location also provides easy access to stunning surrounding countryside, ideal for animal lovers and keen walkers. Excellent road links to both the M4 corridor and A470 ensure convenient travel. The property falls within the catchment area of two well-regarded secondary schools: Radyr Comprehensive (English medium) and Ysgol Plasmawr (Welsh medium).

Key Features:

- Substantial three-bedroom semi-detached home
- No onward chain
- Spacious plot in a quiet cul-de-sac
- Potential to extend without significant loss of garden space
- uPVC double glazed windows and gas central heating
- Excellent local amenities and recreational activities
- Proximity to stunning countryside and good road links
- Located in the catchment area for well-regarded secondary schools

Viewing:

This house must be viewed to appreciate its potential. It is ready for a new family to make it their own. Don't miss out on this opportunity to create your dream home in the beautiful village of Pentyrch.

The Accommodation comprises

Entrance Hall - 13'1" x 5'11" (4.00m x 1.80m). Via wooden front door located to the side of the property, uPVC double glazed window to front, staircase, radiator, textured ceiling and walls, carpet flooring (which will be found throughout the ground floor), except the kitchen. Telephone point.

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Lounge - 13' 5" x 12' 8" (4.10m x 3.87m). Entered via a wooden door, the lounge is laid with carpet flooring with a wall mounted radiator offering ample heating on those cold winter nights, power sockets, T.V point and a uPVC double glazed window overlooking the rear garden. It could easily be opened up into the kitchen to create a large living space.

2nd Reception Room / Family Room - 8' 9" x 5' 11" (2.68m x 1.82m) Double glazed window to front overlooking the front garden. With carpet flooring this room offers another lounge for the family to relax in or dine.

Kitchen - 8' 9" x 5' 11" (2.68m x 1.82m). Entered via wooden door from the hall, the kitchen is fitted with wall and base units with additional traditional larder storage under the stairs, drawers and worktop over, stainless steel sink. Its not the largest kitchen in the world, but provides the ideal environment for producing those perfect family meals. Four ring electric cooker, overhead extractor chimney.

Potential Utility Room/Garden Store - 4'8" x 2'10" (1.41m x 0.87m)/ 4'4" x 6'1" (1.36m x 2.00m). Ideal for washing machine and tumble dryer with separate store ideal for an additional fridge and freezer if you so wished. Wooden external door to front and glazed external door to rear garden.

First Floor Landing - Stairs rising from the entrance hallway, fitted carpets, doors to all first floor rooms and loft hatch with uPVC double glazed window to side. With airing cupboard housing the wall mounted gas combination boiler.

Master Bedroom - 12' 11"(max) x 11' 8" (3.94m x 3.56m).

A large Master double bedroom, to the front, with uPVC double glazed window and radiator. This bedroom provides the ideal environment to relax and provide the perfect nights sleep. With ample space for all your storage needs. Fitted Carpet, a great room for anyone to recharge their batteries for the next day. Coved and textured ceiling.

Bedroom 2 - 10' 7" x 10' 1" (3.23m x 3.09m). This double bedroom, with window to rear and pendant lighting is ample size for a guest bedroom or Childs room. With space for all your storage needs. Coved and textured ceiling,

Bedroom 3 - 8' 8" x 7' 10" (2.65m x 2.39m). Another bedroom, window to front. Previously used as a dressing room/study, but could easily be a single bedroom or Childs nursery. Coved and textured ceiling.

Wet Room - 5' 4" x 4' 7" (1.63m x 1.42m). Fitted with electric shower and pedestal wash hand basin. Tiled flooring walls. Obscured uPVC double glazed window to side. Radiator.

Separate WC - 4' 7" x 2' 5" (1.42m x 0.75m). Low level WC. uPVC double glazed window to rear.

Outside

Front Garden Path to front door entered through a cast iron gate and well establish hedge . Laid to lawn and well established trees and shrub beds, side gate to rear via the rear store room.

Rear Garden Private large plot laid to lawn, has shrub beds and garden shed. The wooden glazed doors from kitchen and subsequent Utility area, lead directly to the rear garden, the large rear garden has plenty of room for summer parties. With side access to the front garden. This large garden is waiting for new tenants to enjoy it.

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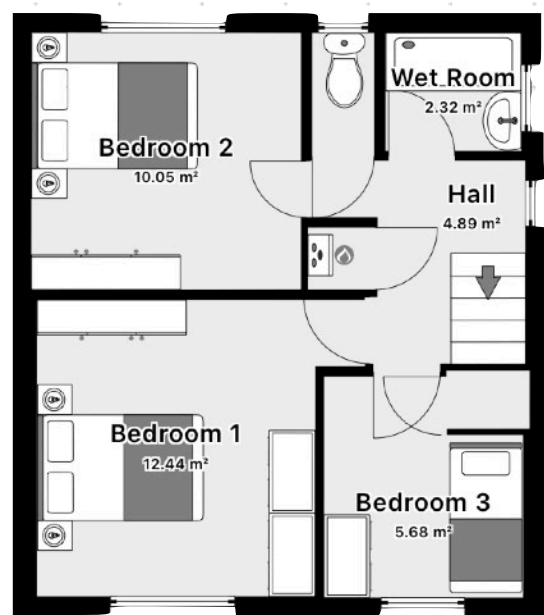
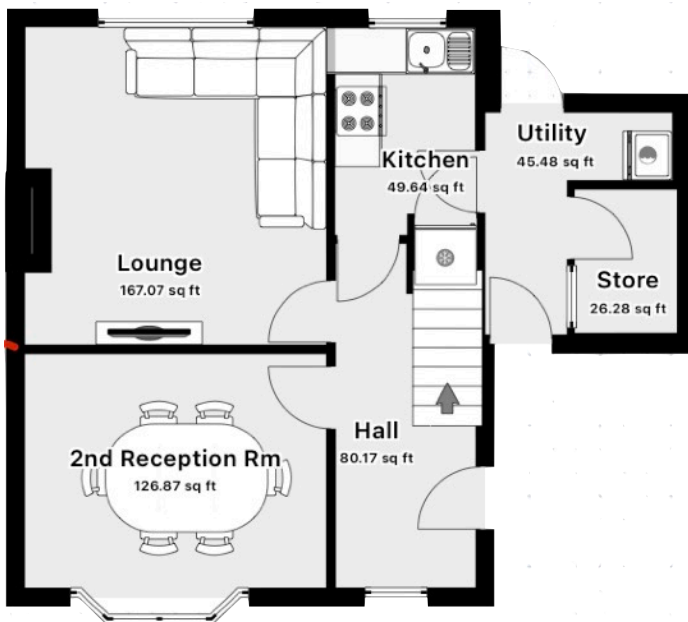
SCHOOL CATCHMENT

Primary Schools - Pentyrch (English) Creigiau Primary (Welsh)
 Secondary Schools - Radyr Comprehensive (English)
 Ysgol Plasmawr (Welsh)

Local Authority Cardiff

Council Tax band D

Floorplan



Room Dimensions

Ground Floor

Hallway	13' 1" x 5' 11" (4.00m x 1.80m)
Lounge	13' 5" x 12' 8" (4.10m x 3.87m)
2nd Reception	12' 9" x 9' 11" (3.89m x 3.03m)
Kitchen	8' 9" x 5' 11" (2.68m x 1.82m)
Utility Area	4' 8" x 2' 10" (1.41m x 0.87m)
Store Room	4' 4" x 6' 1" (1.36m x 2.00m)

First Floor

Master Bedroom	12' 11"(max) x 11' 8" (3.94m x 3.56m)
Bedroom Two	10' 7" x 10' 1" (3.23m x 3.09m)
Bedroom Three	8' 8" x 7' 10" (2.65m x 2.39m)
Wet Room	5' 4" x 4' 7" (1.63m x 1.42m)
WC	4' 7" x 2' 5" (1.42m x 0.75m)

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