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NEW



Penuel Road, Pentyrch, Cardiff, CF15 9QJ

A MUST SEE PROPERTY | Great School catchment | Beautifully renovated period property
Off street parking for two cars in tandem | 4 bedrooms | Stunning 43 sqm contemporary living space incorporating the Kitchen Dining Room & Family room | Bifold doors welcoming the outside in on those warm summer evenings | Wooden outbuilding, ideal for a home office | Large west facing garden | Period Features | Close to Local Amenities | Downstairs WC.



Offers in the Region of £475,000

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A stunning traditional semi-detached Edwardian house awaits you. This beautiful extended semi-detached home, situated within catchment of well regarded local schools, has recently undergone an extensive renovation giving the property a sense of splendour and comfort.

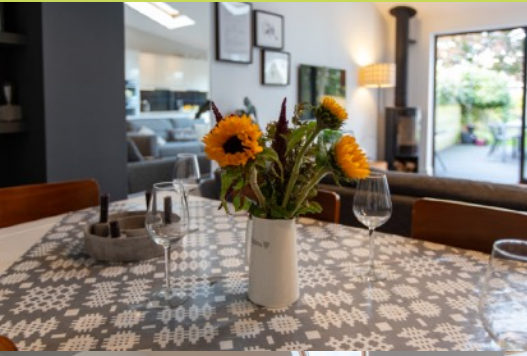
In the sought-after village location of Pentyrch, this bay-fronted semi offers spacious accommodation. The property is the right-hand one of a pair of early 1900's-built semi-detached houses, with attractive bay front elevations. Just a short walk from the village centre, the property boasts four bedrooms, a stunning large kitchen/dining/family room with bifold doors, which provides the beating heart of this very attractive property. The property also offers many attractive features throughout including original fireplaces and modern contemporary wood burning stove, original tiled flooring, exposed floorboards in the lounge and engineered walnut flooring in the kitchen, a lounge/sitting room, w.c. to the downstairs, with family bathroom, four bedrooms to the floors above with, a stunning loft conversion for the master bedroom.

There is a generous garden to the rear of the property and a walled driveway to the front with space for two cars parked in tandem. Through the side gate at the rear is a delightful west facing garden of good size, with several areas to enjoy, particularly the large raised modern composite deck directly outside the bi-fold doors, which stretches across the back of the property. Its an ideal spot for al-fresco dining, summer BBQs or a casual drink with friends and family. The remaining area is predominately laid with lawn and has mature shrubbery to all boundaries. At the end of the garden you will find another patio, home to the large shed (potential home office). This larger than average garden has something for everyone.

The property benefits from gas central heating by a wall-mounted combination boiler with uPVC double-glazed windows.

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.

SO IF YOU ARE THINKING OF MOVING - ITS A MUST SEE PROPERTY



ROOM DESCRIPTIONS

ENTRANCE HALLWAY. 5'11" x 16'5" (1.79m x 4.99m)

Entered via a wooden door with obscure glazing and obscure glazed windows to the side. The current owners have lovingly restored the original tiled flooring initially leading to the carpeted stairs rising to the first floor and bedroom beyond. Power-points, original wood work, under stairs storage area for shoes and coats, additional store cupboard, telephone point, plus original wooden doors to Lounge, and large open plan family space.

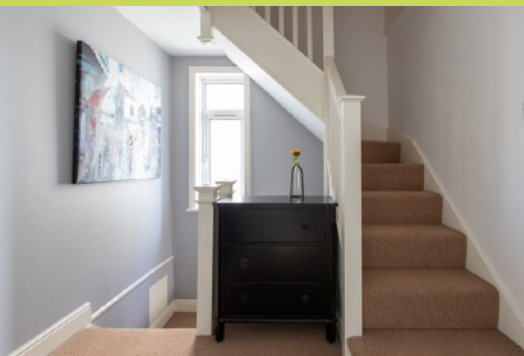
LOUNGE. 12'3" x 13'4" (3.73m x 4.05m)[max]

An attractive semi-circular bay window with front aspect. With high ceilings and original features. The original fireplace (no longer working) has been made a focal point of this welcoming room. With exposed floorboards, panelled radiator, and power points, this room could be a formal dining room, library or study.

FAMILY ROOM (DINING/SITTING AND KITCHEN). 21'7" x 32'10" (6.58m x 10.01m)[max]

The kitchen has an excellent range of MODERN wall and base units with COMPLEMENTARY worktops over, comprising; a large central island with ample space for storage and stools around, just perfect for those quick meals or a cuppa with friends. Ceramic one-and-a-half bowl sink with chrome mixer tap. Matching fitted wall cupboards. Double oven and grill, and 4-ring induction hob. Integrated dish washer, washing machine and fridge freezer. Engineered walnut kitchen flooring. Contrasting splash-backs to the worktops, set off this truly stylish kitchen. Inset ceiling spotlights, stunning Velux windows allows natural light to flood the kitchen.

This west facing room and bi-fold doors allow the owners the opportunity to welcome the outside in, on those warm summer evenings. Several power points. Wooden door leads to the downstairs wc. This large space offers you the opportunity to have a large dining table within the kitchen to welcome the whole family in when preparing those everyday family meals. The room opens up into a sitting area providing the perfect spot to sit and relax of an evening in front of the log burner. All being a part of this one room, it really is the heart of this beautiful home. The attractive slate hearth with wood burner, provides a focal point on those cold winter evenings. Radiator with thermostat control. Central pendant light. The overall design provides a relaxed and modern feeling to this spacious room with engineered walnut flooring and ample storage.



DOWNSTAIRS TOILET. 3'1" x 4'7" (0.94m x 1.4m)

A traditional white suite comprising low level w.c. and pedestal wash basin. engineered walnut flooring and radiator with uPVC obscured window to the side.

TO THE FIRST FLOOR LANDING.

Staircase from first floor. Smoke alarm. Power points. Access to three of the four bedrooms, family bathroom and switchback stairs rising to master bedroom. Window to the side letting natural light flood the landing.

BEDROOM TWO. 10'2" x 12'0" (3.11m x 3.66m)

A spacious double bedroom, with uPVC windows to the front. Curtain rail and runners. Central heating radiator with thermostat control. Space for two door wardrobe in each alcove provides ample space for all your storage needs. Power points. The bedroom with its high ceilings and ample proportions, provides the new owners with the ideal spot to recharge their batteries and gain a good nights sleep. Carpet flooring.



BEDROOM THREE. 10'2" x 12'4" (3.11mx 3.75m)

A good sized double bedroom (currently used as a child's playroom) with ample space for all your storage needs, the perfect guest or teenage bedroom. Double glazed window to rear. Carpeted flooring. radiator, power points.



BEDROOM FOUR. 9'1" x 6'9" (2.76m x 2.06m)

A lovely single bedroom. With a semi-circular bay at the uPVC-framed windows at the front. Central heating radiator with thermostat control, power points. Currently home to the two children of the house in bunk beds.



FAMILY BATHROOM. 8'11" x 8'10" (2.71m x 2.70m)

The family bathroom has a modern, yet traditional feel. A three piece white suite that comprises; a wet room shower with rain shower above and glazed shower screen. Wash-hand basin. Central heating radiator. Tiled flooring. Pedestal wash hand basin and low level WC. Double-glazed uPVC obscured windows to the rear.

FIRST FLOOR LANDING.

Switchback carpeted staircase leads to the impressive master Bedroom.

MASTER BEDROOM. 18'6" x 18'1" (5.64m x 5.5m) Into eves.

A stunning master suite! This spacious master suite located in the former loft has been lovingly created by the current owners, with empathy for the



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age of the property, exposing the chimney brick work, adding in Velux windows to one side and a dormer with window to the west allowing the evening stars to sparkle into your bedroom at night. With the added luxury of a roll-top bath situated beneath the window you're able to soak away the aches of the day while being able to appreciate the great view of the countryside and Garth mountain beyond.

With room for a kingsize bed, space for all your storage needs, this master bedroom provides the ideal spot to recharge your batteries for the next day.

OUTSIDE

FRONT GARDEN.

The property is set back from the road surrounded by delightful small lawn, landscaped hedges to one side and a small walled partition on the other. The blocked paved drive offers space for two cars in tandem with a gate providing access to the rear of the house, ideal for those muddy dog walks or child's sporting activities. Also home to the wood store.

REAR GARDEN.

There are several areas to this larger than average west facing garden. The raised deck which expands the full width of the house with composite deck is the ideal spot to lounge in the evening sun with a cold G&T after a hard days work, or alternatively to relax with family and friends and enjoy some Al-fresco dining and summer BBQs.

The remaining area is predominately laid with lawn and has mature shrubbery to both side boundaries. There is side access from the front drive. At the end of the garden you will find another large patio, home to the large shed (could easily be be a home office).

This larger than average west facing garden has something for everyone.

Tenure: Freehold

Council Tax band: F

Energy Performance certificate: Awaiting New Certificate

Viewing Strictly By Appointment ONLY

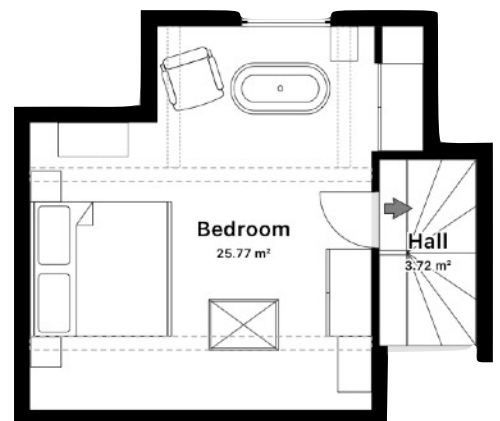
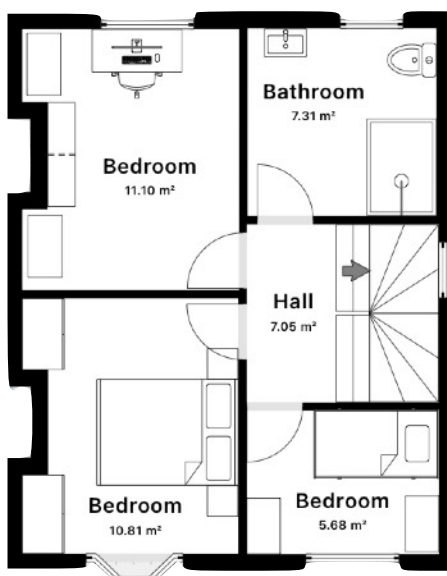
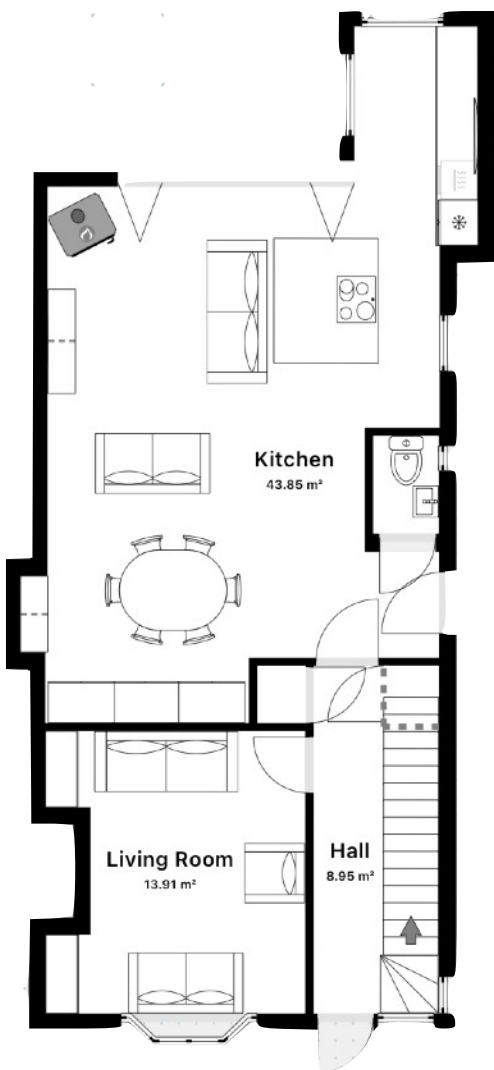
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FLOORPLAN

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BATHROOM	8'11" x 8'10" (2.71m x 2.70m)



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