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Detached Executive Home, Pantglas, Pentyrch, Cardiff, CF15 9TH

Vendor has secured an onward purchase with NO Chain | 2 Reception Rooms
Detached Family Home | Peaceful Location | 4 Bedrooms | Downstairs W.C.
Great School Catchment | Beautiful Location | Quiet Cul-de-sac
Viewing Highly Recommended - IT'S A MUST SEE



Offers in region of £450,000

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This 4 bedroom family home, located in the ever popular sought after village of Pentyrch sits within a large plot has ample room to extend over the garage if you so wished to make it even bigger. Located in a quiet cul-de-sac, it is within catchment of well regarded local schools. This spacious detached home with a linked garage and well established rear garden, is ready for a new family. Offering a perfect opportunity to extend and put your own stamp on this family home.



The property benefits from uPVC double glazed windows, carpeted throughout and gas central heating. With ample room to extend to the side and rear, if you so wished. This is a great opportunity for a new family to move in and create a home just for them.



The property has excellent road links to both the M4 corridor and A470, situated in the IDYLLIC village of Pentyrch, approximately 7 miles north west of the capital City. The village is served by a group of local shops which includes a Premier Store, beauty salon, tea rooms and pharmacy. There are also two public houses and a doctors surgery, plus a wide range of local organisations and sporting activities including rugby, football, bowls, tennis and cricket. There are several bridle paths and footpaths close by.

The Accommodation comprises

Entered via block paved driveway with parking for up to three cars in tandem. Leading to the linked garage and sheltered front uPVC door.

Hallway.

A spacious hallway awaits you, accessed via a uPVC double glazed door which leads you to the stairs to first floor. The Hall provides access to all the rooms downstairs: downstairs WC, Lounge, Kitchen, Dining room and Under Stairs cupboard.

Dining Room.

With rear aspect this room is ideal for those special family occasions with oak laminate flooring and uPVC double glazed patio doors to the mature well thought out south facing garden.

Lounge.

A large spacious carpeted front aspect room with two large uPVC double glazed windows to front with an outlook over the front garden, TV point, this room offers the ideal environment to relax during the evenings and spend time with the loved ones.

Kitchen.

Fitted with a wide range of base and eye level units incorporating a black



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stone effect resin sink unit and drainer with complementary work surfaces. Space for an integrated fridge with freezer draw and dishwasher. An electric oven with plate warming (Proving) draw, plus a built in microwave above and integrated washing machine. Induction hob. Larder unit with plenty of shelving, the kitchen is also home to the condenser gas boiler. uPVC double glazed window to rear overlooking with beautiful views of the open countryside in the valley below beyond the garden plus external glazed door to side providing access to the rear garden and side gate. Oak laminate flooring.

Downstairs Cloakroom.

A white suite, comprising wash hand basin and toilet with obscure side window.

First Floor Landing.

Provides access to all 4 bedrooms & family bathroom, also access to the loft.

Master Bedroom .

This generously proportioned master bedroom overlooks the rear of the house. Fitted with built-in wardrobes and dressing table, while still having ample space for a King size bed & two bedside drawers, with uPVC double glazed window to rear, radiator, power point(s). The ideal quiet spot to recharge your batteries for the next day.

Bedroom Two.

Again a generous sized bedroom, the mirror image of the master with space for a double bed and built in wardrobe. An ideal guest room or teenage bedroom with front aspect overlooking the quiet cul-de-sac and front garden. Radiator.

Bedroom Three.

A good sized single bedroom uPVC double glazed window to front, currently being used as a study.

Bedroom Four.

Another good sized single bedroom with uPVC double glazed window to the rear an ideal Childs bedroom with built in wardrobe space.

Family Bathroom.

A good size family bathroom with a white bathroom suite, comprising a panelled bath with mixer tap shower over, low level wash hand basin and toilet. Fully tiled walls around the bathroom. Vanity unit incorporating a mounted wash hand basin with storage below and WC. Radiator, extractor fan, electric shaver point and obscured window to side, tiled flooring. Storage cupboard with 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 for entry to the rear of the house from those muddy dog walks or sporting activities.

Single Garage. Single garage with up and over door. Light and power. Home to the tumble dryer and freezer.

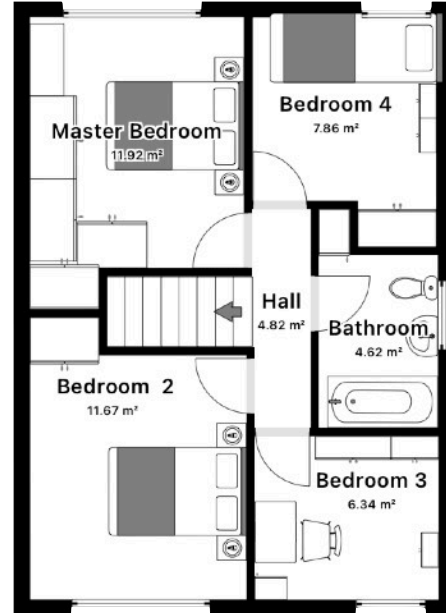
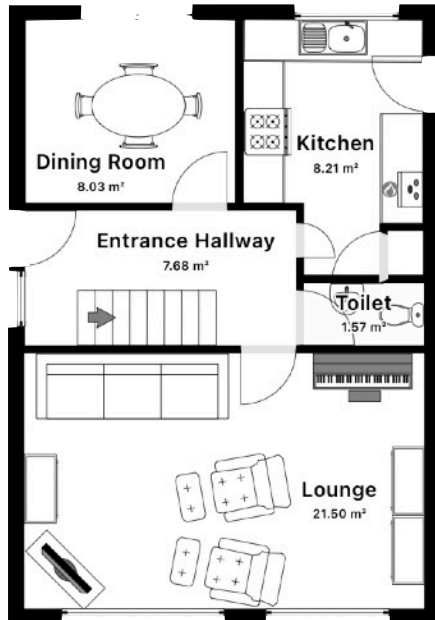
Rear Garden. There are several areas in the garden. The patio area directly outside the rear and dining room patio doors provides the ideal area for summer barbecues & 'al fresco dining'. Towards the side of the garden lies a gravel area where you'll find a park bench, providing a perfect spot to relax and watch the evening sun set. Leaving the final area of the garden, which is predominately laid with lawn and mature trees to the rear.

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: Awaiting new Certification

VIEWING - Strictly by appointment with the agents.



Room Dimensions Ground Floor

Room	Dimensions	Dimensions (m)
Lounge	19'0" x 12'0"	5.80m x 3.66m
Kitchen	12'3" x 9'0"	3.75m x 2.75m
Dining Room	9'10" x 9'0"	3.00m x 2.75m
Downstairs WC	5'8" x 2'11"	1.73m x 0.91m

Room Dimensions First Floor

Room	Dimensions	Dimensions (m)
Master Bedroom	12'2" x 9'10"	3.72m x 3.00m
Bedroom Two	14'7" x 10'0"	4.46m x 3.06m
Bedroom Three	9'0" x 8'10"	2.75m x 2.69m
Bedroom Four	12'5" x 8'6"	3.79m x 2.60m

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