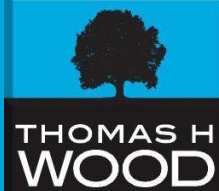




Pen Y Waun

Pentyrch, Cardiff, CF15 9SJ



Asking Price Of £725,000

4 Bedrooms



A rare opportunity to purchase this substantial, four bedroom detached executive home in the highly sought after village of Penttyrch. The property occupies a prominent position within this exclusive cul de sac which is made up of a variety of individual detached dwellings. Originally designed and constructed in 1986 by the current owner, this immaculate property is being offered for sale for the first time. The owner has consistently invested in the property and recent improvements include new carpets throughout. The generous plot provides ample parking to the front, a double garage with electric up and over doors, delightful front and side gardens and a beautiful landscaped rear garden. Viewing is highly recommended.

The property briefly comprises, entrance hallway, WC, sitting room, dining room, kitchen, family room and utility room. To the first floor, there are four excellent bedrooms, one with ensuite and a generous family bathroom.

ENTRANCE HALLWAY

via UPVC front door leading to a welcoming and generous hallway with tiled floors, painted walls, smooth ceiling with coving, feature brick wall and doors to all rooms and stairs to 1st floor.



SITTING ROOM

13' 2" x 25' 6" (4.03m x 7.78m) Bright and spacious dual aspect sitting room with pleasant views over the quiet cul de sac and landscaped gardens. With uPVC windows to the front aspect and sliding doors to the rear. The wood burning stove with slate hearth creates a lovely focal point. New carpets further compliment this impressive room along with painted walls, smooth ceiling with coving and a radiator with TRV.

DINING ROOM

11' 1" x 14' 6" (3.40m x 4.43m) Accessed via the sitting room and hallway, with painted walls, smooth ceiling with coving. uPVC window to rear aspect, radiator with TRV new carpets. Archway to sitting room and doorway to hallway.

WC

3' 11" x 5' 1" (1.20m x 1.57m) With low-level WC, wash hand basin vanity unit and useful storage, partially tiled walls, tiled floor, chrome towel rail, vanity unit with storage.

STUDY

10' 3" x 7' 5" (3.13m x 2.28m) Overlooking the front aspect with oak laminate flooring, painted walls, smooth ceiling with coving, radiator with TRV.

KITCHEN

11' 9" x 14' 5" (3.60m x 4.41m) An impressive open plan kitchen with a range of white, high gloss wall and base units with brushed aluminium handles and contrasting worktops. One and a half bowl sink and drainer with chrome mixer tap. Integrated fridge freezer, dishwasher, electric double oven and electric hob with canopy over. Polished tiled floors, space for dining table, archway through to the family room

FAMILY ROOM

11' 4" x 11' 11" (3.46m x 3.64m) Lovely room with uPVC sliding doors to the patio and landscaped garden. With polished tiled floors, painted walls, smooth ceiling with coving radiator with TRV.



UTILITY ROOM

6' 1" x 11' 11" (1.86m x 3.64m) White, high gloss wall units with brushed aluminium handles and contrasting worktops. Sink with drainer and chrome taps. Space for washer and dryer, integrated fridge freezer and multiple storage solutions. The modern Worcester boiler is housed in one of the cupboards. White towel rail, uPVC door to garden and side access. uPVC window to the rear aspect.





FIRST FLOOR

Landing via stairs with return, arched window to front aspect, new carpets doors to all bedroom's, door to airing cupboard with hot water cylinder.

MASTER BEDROOM

13' 2" x 18' 3" (4.03m x 5.57m) A spacious master bedroom with oak laminate flooring, painted walls, smooth ceiling with coving, fitted mirrored wardrobes, UPVC window to front elevation, radiator with TRV. Door leading to,

ENSUITE BATHROOM

13' 2" x 5' 8" (4.03m x 1.75m) Stunning modern suite with low-level WC, wall hung basin and mixer tap, deep bathtub with central chrome mixer. A freestanding shower cubicle with electric shower. Fully tiled walls, aqua lock tiled flooring, recess space for towels, chrome towel rail and uPVC window to rear aspect.

FAMILY BATHROOM

9' 6" x 11' 4" (2.91m x 3.47m) Generous and modern bathroom with double basin vanity unit, deep bathtub with central mixer tap, WC vanity unit and marble effect surfaces, luxury vinyl flooring. Separate shower with sliding glazed door and electric shower. Fully tiled walls, vertical radiator, UPVC window to rear aspect.

BEDROOM 2

13' 5" x 11' 5" (4.10m x 3.49m) Good sized double bedroom with oak laminate flooring, painted walls, smooth ceiling with coving chrome sockets and switches, space for wardrobes and chest of drawers, radiator with TRV, uPVC window to rear aspect.

BEDROOM 3

9' 8" x 12' 7" (2.95m x 3.85m) Further double bedroom overlooking the front aspect painted walls smooth ceiling with coving chrome sockets and switches radiator with TRV space for wardrobes book laminate flooring.

BEDROOM 4

7' 1" x 8' 11" (2.17m x 2.73m) Oak laminate flooring, painted walls, smooth ceiling with coving, radiator with TRV, uPVC window to front aspect.

OUTSIDE

FRONT

Beautifully manicured front and side gardens really demonstrate the excellent plot. Ample parking on the driveway and an open porch leading to the front door.

DOUBLE GARAGE

18' 0" x 17' 2" (5.49m x 5.24m) With electric up and over doors, power and uPVC window to side.

REAR

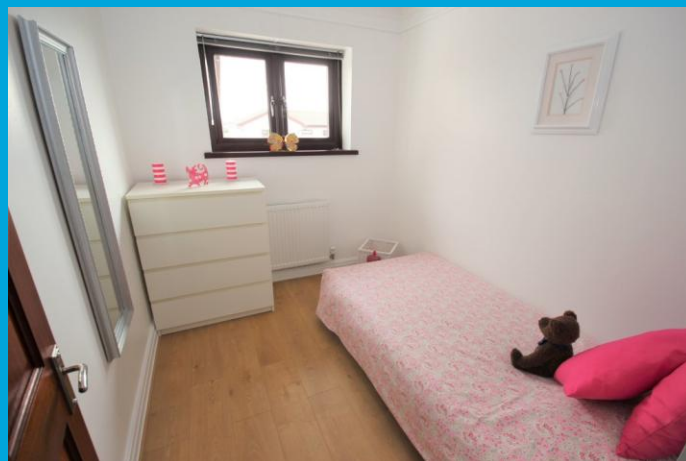
A sizeable, private rear garden with a patio and laid lawn. The gardens are enclosed along three sides with timber boarded fencing and mature plants and shrubs. Steps lead to a well-manicured lawn and pavers take you to the large summer house. Side gate with access to the front and the garage.

TENURE

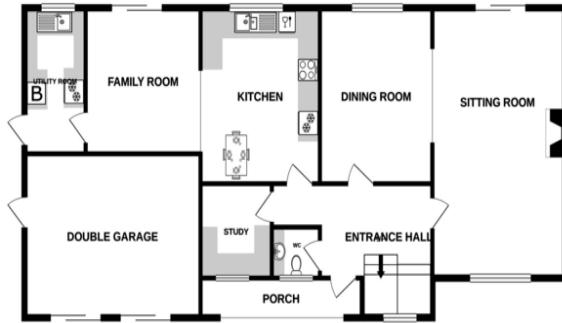
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX BAND H





GROUND FLOOR
121.9 sq.m. (1312 sq.ft.) approx.



1ST FLOOR
76.5 sq.m. (824 sq.ft.) approx.



TOTAL FLOOR AREA : 198.4 sq.m. (2136 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements