



Total area: approx. 2302.7 sq. feet



England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
Current		Potential
53		83

Energy Efficiency Rating

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9 Pentwyn,
Radyr, Cardiff
CF15 8RE

Asking Price £685,000
House - Detached
5 Bedrooms

Tenure - Freehold

Floor Area - 2302.70 sq ft

Current EPC Rating - E53

Potential EPC Rating - B83



An immaculately presented and thoughtfully extended five-bedroom detached family home, ideally located in the highly sought-after Pentwyn area of Radyr. Offered for sale for the first time since 1985, architecturally designed in collaboration with the current owners, the home was meticulously planned to provide a seamless flow of space, an abundance of natural light and tailored to the needs of their growing family. Set across two floors, this impressive residence offers versatile living space, including three well-proportioned reception rooms, a modern fitted kitchen, utility room, dedicated study, and WC to the ground floor. To the first floor there are five bedrooms, three bathrooms—two of which are en-suite. The property is further enhanced by mature wraparound gardens, ample off-road parking, and a garage, making it as functional as it is attractive. Ideally located within easy reach of Radyr’s excellent local amenities, highly regarded schools, and superb public transport links. This is a rare opportunity to acquire a truly exceptional family home and viewings are strongly recommended.

ACCOMMODATION

ENTRANCE HALLWAY

Via UPVC door with glazed inserts into a spacious hallway with laminate flooring, painted walls, and smooth ceiling. Doors to all ground floor rooms and staircase to the first floor.

WC

1.09m x 1.43m (3'6" x 4'8")
Laminate flooring, painted walls, and smooth ceiling. Cupboard housing the electric consumer unit and utility meters.

STUDY

2.08m x 3.35m (6'9" x 10'11")
A valuable space with laminate flooring, painted walls, and smooth ceiling. Front aspect UPVC window and internal door to garage.

LOUNGE

5.24m x 3.59m (17'2" x 11'9")
A bright, spacious reception room with side and rear aspect views over the delightful gardens. With laminate flooring, painted walls, and smooth ceiling. Leading to;

DINING ROOM

4.01m x 5.71m (13'1" x 18'8")
A versatile space with access from the kitchen and lounge. With laminate flooring, painted walls, and smooth ceiling. Rear aspect UPVC windows overlooking the garden. Glazed doors leading into kitchen.

KITCHEN

3.03m x 6.59m (9'11" x 21'7")
A modern fitted kitchen with a range of wall and base units and integrated appliances including Bosch double ovens, microwave, fridge/freezer, and gas hob with extractor. Oak-effect laminate flooring, painted walls, and smooth ceiling with recessed spotlights UPVC window with views of the side garden. Side access to garden via door from central hallway.

FAMILY ROOM

3.68m x 5.29m (12'0" x 17'4")
A bright and spacious reception room with carpeted floor, painted walls, and textured ceiling with coving. With feature fireplace and large rear aspect UPVC picture window.

UTILITY ROOM

1.48m x 2.34m (4'10" x 7'8")
A valuable space with laminate flooring, painted walls, and textured ceiling. Space and plumbing for appliances, stainless steel sink, and UPVC window to garden.

LANDING

Accessed via a carpeted staircase. Doors to all rooms, airing and storage cupboards, and loft access with pull-down ladder.

MASTER BEDROOM

3.89m x 5.30m (12'9" x 17'4")
A stunning master bedroom with carpeted floor, painted walls, and smooth ceiling. This bright and spacious principal bedroom has dual aspect UPVC windows and door to;

EN-SUITE (MASTER)

1.90m x 1.71m (6'2" x 5'7")
A modern three-piece suite comprising low level WC, shower cubicle with glazed screen, and wash hand basin set in vanity unit. Rear aspect UPVC window.

WALK-IN WARDROBE (MASTER)

2.07m x 1.89m (6'9" x 6'2")
Painted walls, textured ceiling, with railing and low-level storage.

BEDROOM TWO

3.68m x 3.15m (12'0" x 10'4")
A wonderful second bedroom with carpeted floor, painted walls, and smooth ceiling. Rear aspect UPVC window with garden views. Door to:

EN-SUITE (BEDROOM TWO)

2.32m x 2.00m (7'7" x 6'6")
Modern three-piece suite with panelled bath, wash hand basin in vanity unit, and enclosed WC. Part tiled walls, towel radiator, and side aspect UPVC window.

WALK-IN WARDROBE (BEDROOM TWO)

1.21m x 2.00m (3'11" x 6'6")
Laminate flooring, painted walls, and textured ceiling. Ample storage or potential dressing area.

BEDROOM THREE

3.46m x 2.99m (11'4" x 9'9")
A further excellent sized double bedroom with laminate flooring, painted walls, and textured ceiling. Front aspect UPVC window and large walk-in wardrobe.

BEDROOM FOUR

4.05m x 3.00m (13'3" x 9'10")
A good size double bedroom with carpeted floor, painted walls, and textured ceiling. Side aspect UPVC window.

BEDROOM FIVE

2.62m x 2.13m (8'7" x 6'11")
A generous single bedroom with carpeted floor, papered walls, and textured ceiling. Side aspect UPVC window.

FAMILY BATHROOM

1.69m x 2.15m (5'6" x 7'0")
A modern three-piece suite comprising panelled bath, wash hand basin, and low level WC. Part tiled walls, towel radiator, and UPVC window for natural light.

OUTSIDE

FRONT
A welcoming frontage with ample off road parking. Enclosed, mature gardens to the front with gated access to the rear gardens. Driveway leading to integral garage with up and over door.

REAR

A truly stunning rear garden with an abundance of mature plants, shrubs and trees. Well stocked borders and manicured lawn. Enclosed by timber perimeter fencing.

SIDE

A continuation of the beautiful garden and leading to the utility room door.

TENURE

This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

COUNCIL TAX

Band G

