

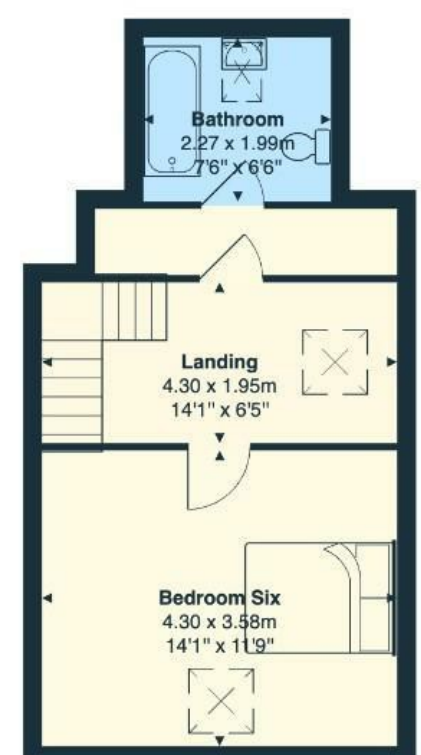
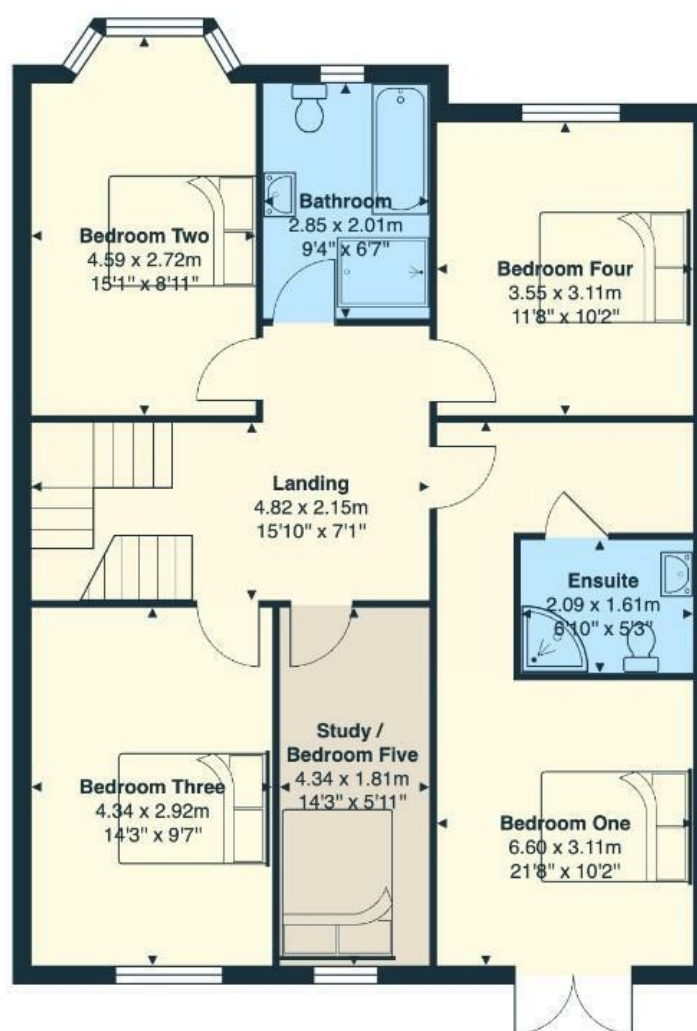
JeffreyRoss

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS



PANTMAWR ROAD  
WHITCHURCH





## Pantmawr Road, Rhiwbina, CF14 7TB

Total Area: 196.3 m<sup>2</sup> ... 2113 ft<sup>2</sup>

All measurements include the Garage and are approximate and for display purposes only







Brand new and Stylish Detached family home in the popular area of Whitchurch, The property still has options available so please get in touch to discuss.

Comments by - Mr Elliott Hooper-Nash



## PANTMAWR ROAD

WHITCHURCH, CF14 7TE - OFFERS OVER - £612,500



5 Bedroom(s)



3 Bathroom(s)



2113.00 sq ft

Welcome to Pantmawr Road, Whitchurch, Cardiff - a stunning location for this impressive detached house. This property boasts not only 2 reception rooms but also 6 spacious bedrooms and 3 modern bathrooms, providing ample space for a growing family or those who love to entertain.

Completion is set for October 2024, this new build property offers a contemporary design and all the conveniences of modern living. With a generous 2,113 sq ft of living space, including a garage, there is plenty of room to make this house your home.

One of the standout features of this property is the 10-year premier guarantee / new build warranty, providing peace of mind for any potential buyer. The absence of a chain makes the purchasing process smoother and quicker, allowing you to move into your new home without delay.

Located in a desirable area, this property offers a perfect blend of tranquillity and convenience. Don't miss out on the chance to own this beautiful new build home in Whitchurch - book a viewing today!

### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**  
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Director







**Entrance Hallway**  
5.55m x 4.82m widest points (18'2" x 15'9" widest points)

**Living Room**  
4.59m x 3.70m (15'0" x 12'1")

**Downstairs WC**  
1.74m x 1.05m (5'8" x 3'5")

**Kitchen / Diner**  
4.82m x 4.34m (15'9" x 14'2")

**Utility room**  
3.11m x 1.80m (10'2" x 5'10")  
Access to garage and garden

**Garage**  
6.43m x 3.11m (21'1" x 10'2")  
Electric door, underfloor heating controls and pressurised water tank. This room could easily be converted to another reception room if needed (POA - Price on application)

**To the first floor**

**Landing**  
Doors to all five bedrooms, family bathroom and stairs to second floor

**Master Bedroom**  
6.60m x 3.11m (21'7" x 10'2")  
Benefits french doors and Juliet balcony, dressing area and door to:

**Ensuite**

**Bedroom Two**  
4.59m x 2.72m (15'0" x 8'11")

**Bedroom Three**  
4.34m x 2.92m (14'2" x 9'6")

**Family Bathroom**  
2.85m x 2.01m (9'4" x 6'7")

**Bedroom Four**  
3.55m x 3.11m (11'7" x 10'2")

**Bedroom Five / Study**  
4.34m x 1.81m (14'2" x 5'11")

**To the second floor**

**Landing**  
4.30m x 1.95m widest points (14'1" x 6'4" widest points)

**Bedroom Six**  
4.30m x 3.58m (14'1" x 11'8")

**Bathroom**  
2.27m x 1.99m (7'5" x 6'6")

**Garden**  
Large patio area and side access. fenced boundary and lawned garden

**Driveway**  
Parking to the front for 2 cars

**Tenure**  
We are advised by the owner that the property is Freehold, this is to be confirmed by your legal advisor.

**Warranty**  
10 year Premier Guarantee from completion

**Council Tax**  
Band - TBC

**Additional Information**  
Underfloor heating on the ground floor  
Fully double glazed  
Gas central heating  
Bi-folding doors onto the garden  
New built warranty  
Further options can be priced as builders are still on site until the end of September.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 