

02920 204 555

Homes House. Suite 9 & 10
253 Cowbridge Road West,
Cardiff. CF5 5TD
Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

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SALES & LETTINGS



Pant Tawel Lane,
Radyr, Cardiff
CF15 8EN

Guide Price £895,000
Freehold

Pant Tawel Lane, Radyr, Cardiff. CF15 8EN.

- SUPERB OPPORTUNITY TO OWN THIS EXTENDED 5/6 BED SEMI-DETACHED COTTAGE
- SET WITHIN APPROX. 18 ACRES 7.29 HECTARES OF ANCIENT WOODLAND (COED PANT-TAWEL) & THE CROFT
- WITHIN THE BOUNDARY IS A DISMANTLED FORMER RAILWAY LINE & BRIDGE
- THE COTTAGE RETAINS MANY ORIGINAL FEATURES
- YOU WILL NEED TO PUT YOUR OWN STAMP ON THIS CHARMING COTTAGE
- 2x WOOD BURNING STOVES & AN ORIGINAL STONE STAIRWELL
- 4x RECEPTION ROOMS
- NB: Access to The Woodlands and The Croft is limited and at your own risk
- NB: Japanese Knotweed is present on the grounds *Vendor is seeking a Treatment Plan
- TENURE: FREEHOLD



Welcome to Pantawel Cottage, Radyr. Situated in the heart of Ancient Woodland together with The Croft spans over 18.03 acres (7.29 hectares). The semi-detached residence is accessed via Pant Tawel Lane and is located on the other side of a motorway bridge. **The cottage is set over 2,644 sq ft** with a remarkably appointed floor plan spread across two levels. This superb residence is inundated with natural light and retains many original features. In brief; The ground floor features an inviting and spacious living room, large kitchen open-plan to the sitting room providing an extraordinary space for entertaining. A porch entrance, large lobby with second rear porch, furthermore, is an extended utility room, W.c, and you can enjoy the use of an extended billiard/games room including a bar and wood burning stove, from living room is a spacious dining room which boasts a wood-burning stove and original stone stairwell complete the lower level. The first floor showcases five capacious double bedrooms and a sixth room with an original concrete stairwell from the ground level dining room, a spacious family bathroom featuring a corner bath and shower cubicle. This extraordinary home is enveloped amidst 18 acres of natural beauty, offering enviable proximity to a host of amenities including Radyr Golf Club, Radyr Tennis and Cricket Club, popular eateries like 'Buds', educational institutions like Radyr High School, and the renowned Radyr Library. Flanked by the charm of the former dismantled railway line and bridge, the locale enhances the lifestyle offered by this property - a rare blend of luxury, class, and convenience. Enjoy a luxe country lifestyle right in the heart of Cardiff, Wales. Experience the richness of this beautifully preserved piece of history and craft your precious memories within its walls. There is a large outbuilding and driveway all enclosed within a boundary wall, fencing and mature trees. Front and rear gardens, woodlands and outbuildings complete this fantastic rare opportunity.

360 Degree VR Tour Link: <https://tour.giraffe360.com/pantawelcottage1ap>

EPC Rating = Awaiting Assessment... & Council Tax Band = F.

The property has an Oil Fired Worcester Boiler, the Oil Tank is located in the Rear Garden. Mains Electricity & Water. Drainage connected to a Cesspit. Broadband & Mobile Signal Coverage.

Material Information: Japanese Knotweed present in parts of the rear and side gardens *vendor is seeking a treatment plan

Access to the Woodlands and The Croft is limited in parts due to being overgrown with scrub and debris. The Woodland is part of the Pentwrch-Coed Pantawel, Radyr 1975 (TPO) Tree Preservation Order. **** Prime Location** - The property offers easy access to a number of local amenities, is close to schools, parks and has excellent transport links. Early Viewing Highly Recommended Contact Us On : 02920 204 555 option 2 To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST WWW.MR-HOMES.CO.UK



Porch Entrance - 6' 0" x 2' 3" (1.83m x 0.69m)

Living Room - 20' 9" x 13' 10" (6.32m x 4.21m)

Dining Room - 21' 4" x 13' 2" (6.50m x 4.01m)

NB: Stone Stairwell Accesses the First Floor Room 6

Kitchen - 18' 5" x 11' 10" (5.61m x 3.60m)

Sitting Room - 16' 3" x 11' 11" (4.95m x 3.63m)

Mid-Hallway - 14' 7" x 8' 7" (4.44m x 2.61m)

W.c - 7' 2" x 2' 11" (2.18m x 0.89m)

Games/ Billiard Room / Bar - 22' 10" x 12' 2" (6.95m x 3.71m)

Laundry/ Utility Room - 14' 3" x 8' 7" (4.34m x 2.61m)

First Floor Landing - 6' 1" x 5' 9" (1.85m x 1.75m)

Hallway - First Floor - 20' 0" x 2' 11" (6.09m x 0.89m)

Master Bedroom - 14' 8" x 14' 4" (4.47m x 4.37m)

NB: Reduced Headroom Due to Sloping Roof

Bedroom 2 - 13' 0" x 11' 1" (3.96m x 3.38m)

Bedroom 3 - 12' 0" x 10' 7" (3.65m x 3.22m)

Bedroom 4 - 11' 10" x 10' 3" (3.60m x 3.12m)

Bedroom 5 - 10' 4" x 8' 6" (3.15m x 2.59m)

Room 6 - 13' 4" x 10' 0" (4.06m x 3.05m)

NB: Stone Staircase Accesses the Ground Floor Dining Room

Family Bathroom & Airing Cupboard - 10' 6" x 8' 6" (3.20m x 2.59m)

Attractive Front Garden

Enclosed Rear Garden which Backs onto Vast Woodlands

Woodlands, The Croft & Up a Bridge Over the Former Railway.

The area of ground surrounding the cottage is made up of woodland together with a former garden known as 'The Croft'. 7.03 hectare (17.39 acres). Approx.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0



Floor 1

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Approximate total area⁽¹⁾

2634 ft²

244.5 m²

Reduced headroom

61 ft²

5.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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CARDIFF & THE VALE

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