



109 Pantmawr Road
Cardiff, CF14 7TE

Watts
& Morgan



109 Pantmawr Road

Rhiwbina, Cardiff, CF14 7TE

Offers in excess of £900,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A distinctive, detached family home set in a plot of about 1/4 of an acre in this very desirable part of North Cardiff, within easy reach of both the city centre and the M4 at Junction 32. Very liveable accommodation including: great family lounge with wood burner, sun room, second sitting room/dining room, kitchen/breakfast room, utility room and ground floor cloakroom/shower room. To the first floor: extra generous principal bedroom with en suite shower room, second en suite guest bedroom, two further double bedrooms and family bathroom, separate WC. Lawn and generous driveway parking to the front, detached double garage/store and garden area to the rear.



Directions

Cardiff City Centre – 4.2 miles

M4 Motorway, J32 Coryton – >1 mile

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Summary of Accommodation

[Title Here](#)

No.109 Pantmawr Road is a distinctive, sizeable detached family home in this popular part of North Cardiff. Located in very easy reach of Whitchurch Golf Club and within striking distance of both Cardiff City Centre and M4 Junction 32 Coryton. The accommodation is very liveable and offers additional, further scope to improve if required. An entrance porch opens into a generous ground floor hallway from which stairs lead to the first floor and doors lead to all the principal ground floor rooms. A WC with deep walk-in shower cubicle is accessed from the hallway. The large family lounge is positioned to the front of the property and is an especially generous space. It has a range of wood paneled fitted storage cases and display cupboards and has, as a focal feature, a wood burning stove with exposed stone surround. This living room extends into a further sun room seating area with glazing to two sides positioned to enjoy a southerly aspect looking out over the driveway and front garden. It includes a cast iron spiral staircase leading to the principal bedroom above. A second reception room/ dining room also looks to the front elevation while a fitted kitchen and breakfast area is located to the rear. The kitchen itself includes a good range of modern units with appliances, where fitted, to remain including double oven, hob, fully integrated dishwasher, fridge and freezer. There remains ample room in the adjacent breakfast area for a dining table with a neat serving hatch connecting through to the lounge. An adjacent utility room offers great additional storage with space/plumbing for a washing machine and drier.

First floor landing area with doors leading to all four bedrooms, to a family bathroom and to a separate WC (neither family bathroom nor WC are fitted). The largest bedroom looks to the front of the property and provides a significant space. A sleeping area has fitted wardrobes and its own en suite shower room and opens to a distinctive first floor seating area with arched semi-circular window to the front, and a second window the other side, both opening to respective decked balconies. Spiral staircase leads down to the family lounge. A second large bedroom into the rear of the property and includes fitted wardrobes and its own en suite shower room. A third double bedroom looks to the front while a fourth double bedroom/study looks to the side elevation.

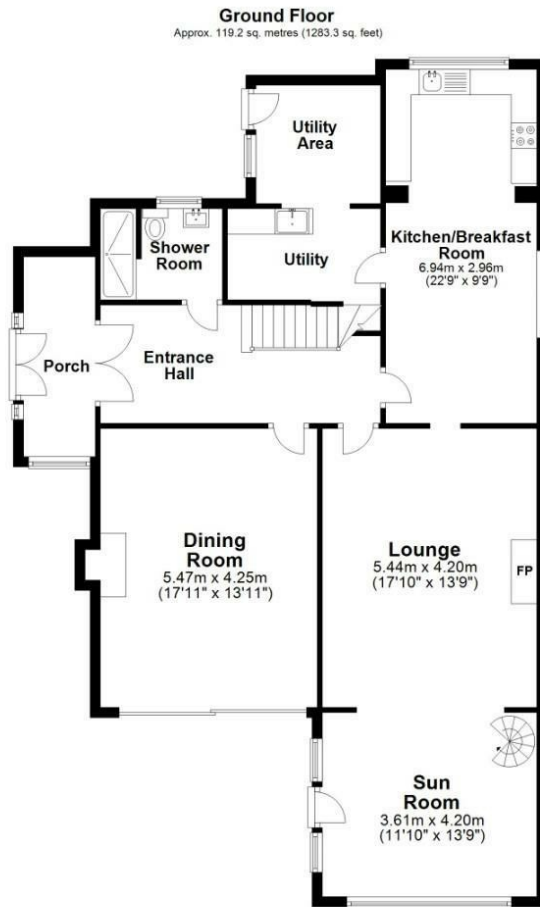
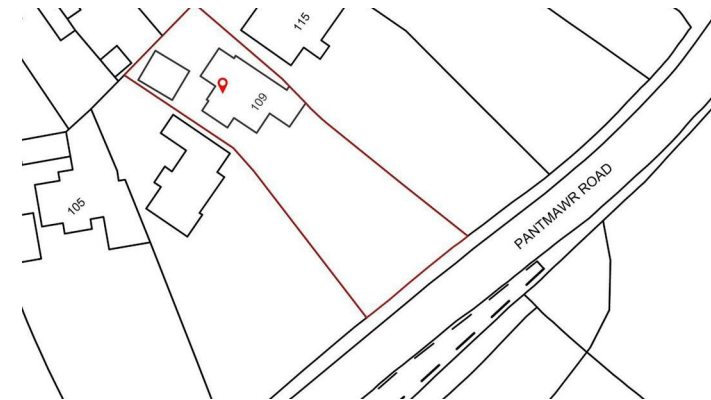


Garden & Grounds

Accessible from Pantmawr Road, a deep pull-in entrance leads to a recessed gateway fronting the property. This pillared gateway has considerable scope for gates to be added to provide additional security/enclosure if required. The property is screened from the roadway by tall mature conifer trees. Tarmac driveway skirts passed a good area of lawn and leads to a parking/turning area; the drive continues to the side and the principal entrance doorway and leads, through a low level gated entrance, to the rear garden of the property. The rear of the property includes a detached double garage (not inspected internally). Adjacent to this is a paved yard area with steps leading up, past an ornamental fishpond, to a clothes drying area and lawn with timber store shed to remain.

Additional Information

Freehold. All mains services connect to property. Gas-fired central heating. Council tax: Band H



Total area: approx. 230.7 sq. metres (2483.7 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

109 Pantmawr Road, Rhiwbina

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



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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