



**£345,000**  
freehold

**Brodeg,  
Pentyrch CF15 9TF**

- EPC Rating: E
- DETACHED FOUR BEDROOM HOME
- FOUR DOUBLE BEDROOMS
- DRIVEWAY AND GARAGE
- SOUGHT AFTER PENTYRCH VILLAGE LOCATION







## About The Property

An impressive gable fronted detached four bedroom home occupying a delightful position set in the popular location in Pentyrch. Deceptively spacious and is the ideal family home with all local schools, amenities, transport links close by. Viewing highly recommended!

## Accommodation

### Entrance Porch

15' 4" max x 3' 9" max ( 4.67m max x 1.14m max )

Obscure upvc double glazed door leading into very spacious porch, upvc double glazed windows to surround, cloak area, electric power points, tiled floor entrance and carpet, obscure upvc door leading to rear garden. Upvc door leading into:

### Hallway

Staircase leading to first floor, radiator, carpet, coved ceilings, under stairs storage, doors leading to all rooms.

### Cloak Room

5' 11" max x 3' max ( 1.80m max x 0.91m max )

Low level wc, wash hand basin with tiled splashback, radiator, tiled effect vinyl floor, obscure upvc double glazed window to rear, coved ceiling.

### Living Room

18' 10" max x 12' max ( 5.74m max x 3.66m max )

Feature fireplace to centre, two radiators, two upvc double glazed windows to front, carpet, power points, television point, coved ceilings.

### Dining Room

8' 6" max x 10' 11" max ( 2.59m max x 3.33m max )



Dining area with patio doors leading into rear garden covered ceilings, radiator, vinyl floor, door leading into kitchen.

## Kitchen

9' 10" into cupboard max x 8' 5" max ( 3.00m into cupboard max x 2.57m max )

Beautifully presented fully fitted kitchen comprising base units with contrasting wall mounted cupboards with worktops over. Stainless steel sink, inset, drainer with mixer tap, two upvc double glazed windows, induction hobs to surface with tiled splashbacks and cooker hood over. Integrated appliances comprising washing machine, fridge/ freezer and fitted oven, plenty of kitchen cupboard space.

## Landing

Carpeted staircase leading to first floor landing, doors leading to all four bedrooms and family bathroom, access to loft storage.

## Bedroom One

12' 3" max x 9' 11" max ( 3.73m max x 3.02m max )

Double bedroom with a fitted wardrobe, upvc double glazed window to rear, radiator, carpet, coved ceiling.

## Bedroom Two

12' 1" max x 9' 10" max ( 3.68m max x 3.00m max )

Double bedroom with upvc double glazed window to front, radiator, carpet, coved ceilings, fitted wardrobe.

## Bedroom Three

8' 8" max x 9' 1" max ( 2.64m max x 2.77m max )



Double bedroom with fitted storage cupboard, carpet, radiator, coved ceiling, upvc double glazed window to rear.

## Bedroom Four

8' 8" max x 8' 8" max ( 2.64m max x 2.64m max )

Double bedroom with upvc double glazed window to front, radiator, carpet, coved ceilings.

## Family Bathroom

5' 11" max x 7' 1" max ( 1.80m max x 2.16m max )

Three piece white suite comprising bath with shower from mixer tap, pedestal wash hand basin, low level wc, radiator, obscure upvc double glazed window to rear, coved ceiling, fitted airing cupboard, tiled effect vinyl flooring.

## Outside

Front- Dropped kerb leading to sloped driveway, space for off street parking for 2 cars leading to access to garage, low maintenance sloped lawn front with shrubs and bushes. driveway leading down to entrance on side.

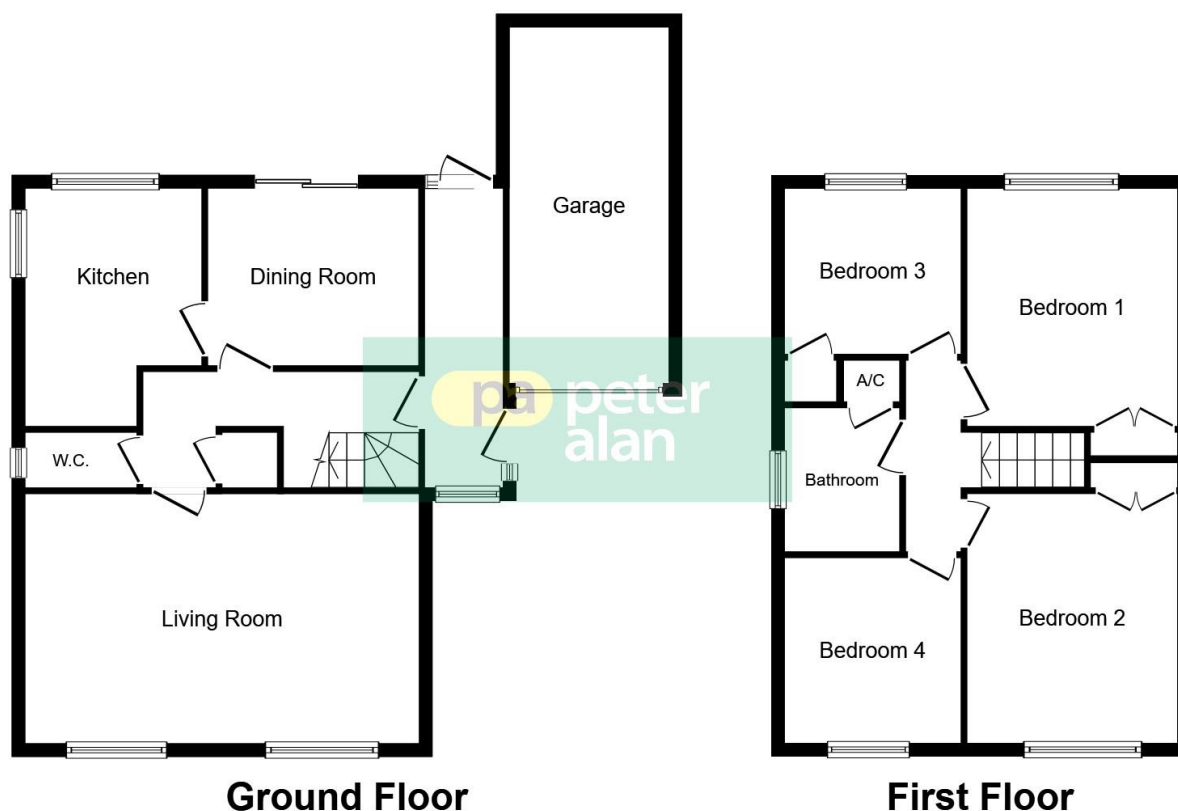
Rear- A well presented larger than average enclosed rear garden comprising large paved patio area with plenty of space for table & chairs, bbq area to enjoy, steps leading down to mature garden where its laid to lawn, flowerbeds, shrubs and bushes to both sides, trees, greenhouse, outside light, water tap.

## Garage

17' 1" max x 7' 10" max ( 5.21m max x 2.39m max )

Up and over door to entrance, space for a car, fantastic storage space or workshop, three electrical lights, powerpoints.





**Ground Floor**

**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Peter Alan. Powered by [www.focalagent.com](http://www.focalagent.com)

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