



*Hern and Crabtree*

£585,000 Freehold

Bron Haul | Cardiff | CF15 9TA

Hern &  
Crabtree



No chain. A beautifully presented, bright and spacious, extended and much improved four bedroom detached home in the sought after area of Pentyrch. Boasting excellent and versatile living space, this would make the perfect family home.

The accommodation briefly comprises: Welcoming Entrance Hall, Cloakroom, Lounge, Snug leading to the Home Office, Sitting Room, Dining Room, Open Kitchen/Diner and Utility to the ground floor. To the first floor are Four Good Size Double Bedrooms with an En-Suite to the Master and a Shower Room and further Bathroom. The property further benefits from a lovely maintained rear garden as well as having off street parking and a single garage.

Pentyrch is a popular village situated north of Cardiff and offers a good selection of local amenities. There is a convenience store, doctors surgery, butchers and rugby club along with a reputable primary school. In addition, there are a couple of country pubs and the area is well known for those wanting to be within easy reach to the city centre but with a semi-rural feel. Internal viewings are highly recommended!



### Entrance Hall

Entered via a double glazed pvc front door with obscure glazing and windows on either side and additional double glazed window to the front, radiator, stone tiled flooring and laminate flooring, stairs to the first floor.

### Cloakroom

Double obscure glazed window to the rear, with w.c and wash hand basin, part tiled walls, wood grained tiled floor.

### Airing Cupboard

A walk in cupboard with floor mounted Worcester gas combination boiler.

### Kitchen/Breakfast Room 18' max x 11'11 max

Double obscure glazed window to the side, double glazed window to the front, two radiators, kitchen fitted with a range of wall and base units with granite worktop over, a granite breakfast bar, underlight to the cabinets and inside, space for a gas range cooker with cooker hood above, a stainless steel one and a half bowl sink and drainer, integrated freezer, integrated Hotpoint dishwasher, integrated wine rack, spotlights, stone tiled flooring.

### Utility Room 8'1 max x 11' max

double obscure glazed window to the

rear, double glazed door leading out to the garden, wall and base units, one and a half bowl sink and drainer with mixer tap, space for a fridge/freezer, plumbing for a washing machine, space for a tumble dryer, radiator, extractor fan, stone tiled floor.

### Dining Room 12' x 8'

Entered via French doors from the hallway, dado rail, radiator hardwiring for speakers.

### Living Room 11'11 x 10'5

Double glazed window to the rear, radiator, wood laminate flooring.

### Sitting Room 16'2 max x 11'10 max

Two double glazed windows to the front, radiator, fireplace with stone surround.

### Snug 8'6 x 8'6 max

French doors leading out to the rear garden, radiator, wood laminate flooring.

### Office 6'6 x 6'7

Double glazed window to the rear, radiator, wood laminate flooring.

### First Floor Landing

Stairs rise up from the entrance hall, access to loft space, radiator, built in storage cupboard, double glazed window to the rear.



**Bedroom One 13'1 x 10'3 to wardrobe**

Double glazed window to the front, radiator, fitted wardrobes, door to en suite.

**En Suite 5'5 max x 8'9 max**

Double obscure glazed window to the rear, double shower with plumbed shower, w.c and wash hand basin, shaver mirror and light, heated towel rail, electric heater, extractor fan, part tiled walls, vinyl flooring.

**Bedroom Two 13'8 max x 9'1 max**

Double glazed window to the rear, radiator, wood laminate flooring.

**Bedroom Three 9'9 x 11'9**

Double glazed window to the front, radiator, laminate flooring.

**Bedroom Four 11'11 max x 11'8 max**

Double glazed window to the rear, skylight window to the rear, vaulted ceiling, radiator, wood laminate flooring. Floor to ceiling height is 11'.

**Bathroom 7'1 x 5'8**

Double obscure glazed window to the rear, bath with mixer tap and shower attachment, w.c and wash hand basin, linen cupboard with shelving, heated towel rail, built in storage cupboard, wall mounted heater, tiled walls and floor.

**Shower Room 7'10 max x 5'2 max**

Double obscure glazed window to the side, double shower with plumbed shower and separate shower

attachment, w.c and wash hand basin, heated towel rail, extractor fan, loft access hatch, part tiled walls, vinyl floor.

**Rear Garden**

With low rise stone wall, patio, lawn, decked sitting area, outside cold water tap and light, side path with gate to the front, timber built Wendy house with power.

**Garage 17'1 x 8'**

With up and over door to the front, power and light, power feed from the garage to the Wendy house.

**Front**

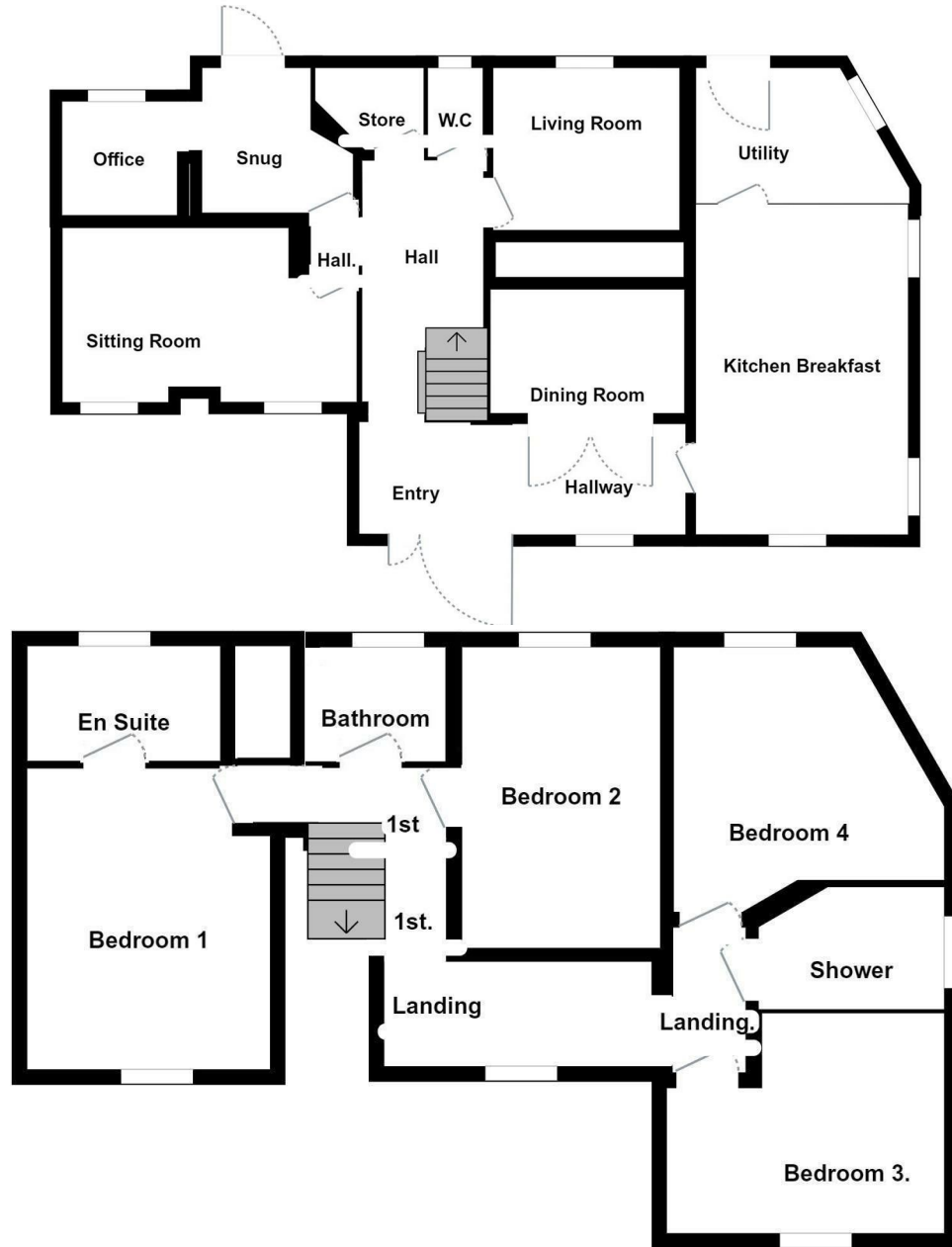
Driveway to one side, lawn, path and steps, gate to the rear garden.

**Tenure and Additional Information**

We have been advised by the seller that the property is freehold.



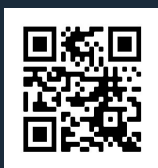
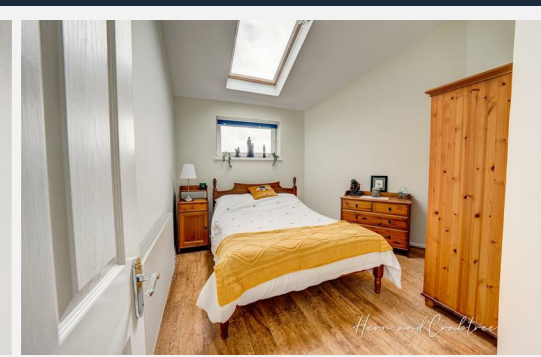
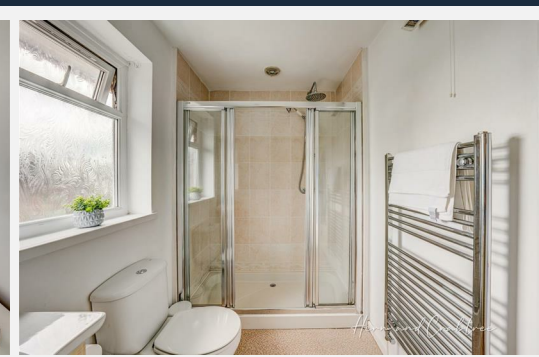




IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

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>		71	80
(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			
England & Wales		EU Directive 2002/91/EC	





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