

Heol Y Pentre

PENTYRCH, CARDIFF, CF15 9QE

GUIDE PRICE £585,000

**Hern &
Crabtree**



Heol Y Pentre

Built to an exceptionally high standard in 2019, this unique, architecturally designed detached house boasts an open, light and spacious accommodation which has been superbly finished throughout. Some of the highlights include Porcelanosa bathroom suits, high specification kitchen with Silestone worktop and island, bi-fold doors and Bosch appliances.

Upstairs you'll find the master bedroom with Juliet balcony and countryside views along with a stylish en suite as well as boasting three further double bedrooms and a family bathroom. Outside the south facing rear garden offers a generous Indian stone patio and a large lawn area. The property further benefits from solar panels and a car charging point.

Pentyrch is a popular village situated north of Cardiff and offers a good selection of local amenities. There is a convenience store, café, 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 of the city centre but with a semi-rural feel. Pentyrch is placed within close proximity to the M4 and has public transport links to Cardiff city centre. EPC - B



1408.00 sq ft

Entrance Hall

Entered via double glazed composite front door with obscure double glazed window, alarm key pad, telephone point, power points, panelled radiator, Nest thermostat control, storage cupboard housing the electricity meter and Worcester boiler, ceramic tiled flooring, under stairs storage cupboard with power point, smoke detector, spotlights.

Cloakroom

Obscure double glazed window to the front, a Porcelanosa suite comprising low level w/c and wash basin with a mixer tap and a cabinet below, chrome heated towel rail, spotlights, extractor fan, attractive ceramic tiled walls and flooring.

Lounge

16'01" x 11'03"

Double glazed windows to the front, two panelled radiators, power points, gas line for fire, sky TV point, B.T and Internet points, glazed double doors leading into the kitchen/diner.

Kitchen/Diner

22'0" x 12'09"

Brand new handleless fitted kitchen with a range of wall and base units with Silestone worktops over, Bosch integrated microcombi microwave/grill and oven beneath, five ring induction hob with extractor hood above, one and a half bowl stainless steel sink and drainer with mixer tap, integrated Bosch dishwasher, integrated Bosch fridge and freezer, wine cooler, power points, vertical radiator, centre island with Silestone work tops and storage, space for table and chairs, wall lights, high level TV point, spotlights to ceiling, ceramic tiled flooring, bi folding doors leading out to the rear garden and double glazed window also to the rear, ceramic tiled flooring, door to utility room

Utility Room

6'04" x 5'04"

Fitted with a range of wall and base units with work surfaces over, space for washing machine and space for tumble dryer, single bowl stainless steel sink and drainer with mixer tap, power points, panelled radiator, extractor fan, spotlights to ceiling, double obscure glazed pvc door to the side,

FIRST FLOOR

Landing

Half landing has double obscure glazed window to the side, landing has access to a part boarded loft space, panelled radiator, power point, airing cupboard housing the hot water cylinder and storage space, spotlights to ceiling, Nest thermostat control, doors to all rooms.

Bedroom One

13'01" x 11'06"

Double glazed french doors leading onto a Juliet balcony with glass screen and also double glazed window to the rear, power points, panelled radiator, high level socket and TV point, door to en suite.

En-suite

8'06" x 4'05"

Fitted with a Porcelanosa suite comprising shower with rain head shower and separate shower head with glass screen, low level w/c and vanity wash hand basin with mixer tap and vanity unit, attractive ceramic fully tiled walls and flooring, chrome heated towel rail, spot lights to ceiling, extractor fan, obscure double glazed window to the side.

Bedroom Two

10'03" x 11'06"

Double glazed windows to the front, panelled radiator, power points, TV point.

Bedroom Three

10'01" x 8'08"

Double glazed window to the rear, panelled radiator, power points.

Bedroom Four

10'02" x 9'0"

Double glazed window to the front, panelled radiator, power points, TV point, BT telephone point.

Bathroom

6'06" x 8'06"

A Porcelanosa three piece bathroom suite in white comprising: tiled in panelled bath with mixer tap and shower attachment over, low level w/c and a large shaped wash basin with a mixer tap and cabinet below, chrome heated towel rail, attractive ceramic tiled walls, spotlights to ceiling, extractor fan, double obscure glazed window to the side.

OUTSIDE

Front Garden

Off street parking for multiple vehicles, borders of flowers and shrubs.

Rear Garden

Enclosed south facing rear garden with timber fence, mainly laid to lawn, wide sandstone paved patio, mature hedge to the rear, outside power points, outside cold water tap, wooden pedestrian gate giving access to the front.

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative

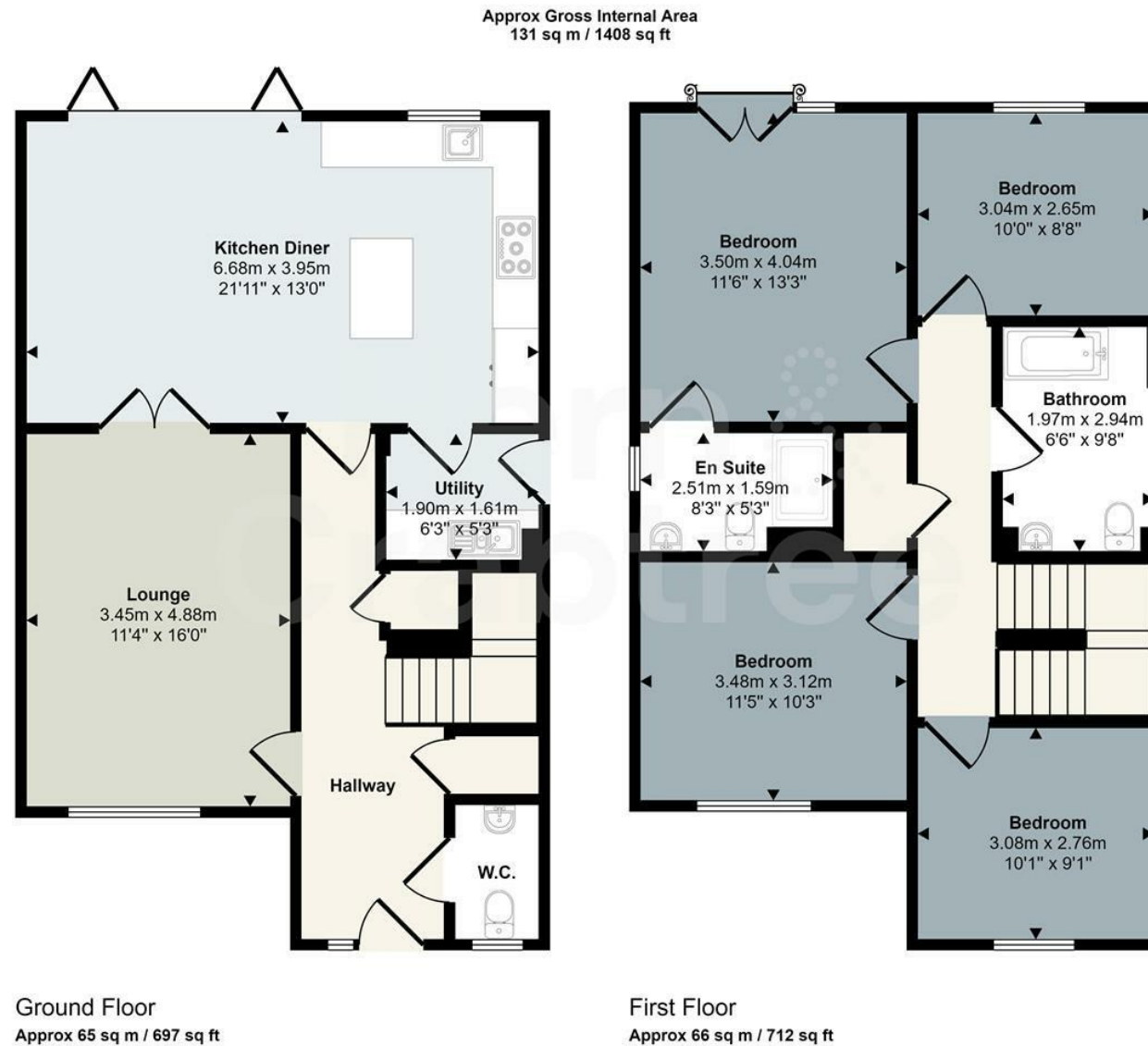
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Additional Information

We have been advised by the owner that the property is freehold. There is also 5 years structural warranty remaining. EPC - B







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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**Hern &
Crabtree**

02920 555 198

llandaff@hern-crabtree.co.uk

hern-crabtree.co.uk

8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ



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