

Maes Y Sarn

PENTYRCH, CARDIFF, CF15 9QR

GUIDE PRICE £500,000

**Hern &
Crabtree**



Maes Y Sarn

Situated on a quiet no-through road in the desirable village of Pentyrch, this well-presented four-bedroom detached home occupies a generous plot and offers ideal family living. Boasting a private driveway and a single garage, the property provides excellent off-street parking and a welcoming presence.

Well balanced throughout, the accommodation briefly comprises: an inviting Entrance Hall, W.C, spacious Lounge, separate Sitting/Dining Room, and a bright Conservatory with doors opening out onto the rear garden, Kitchen/Breakfast Area and convenient Utility Room to the ground floor. Upstairs, the property offers four well-proportioned Bedrooms and a Family Bathroom.

The standout feature of this home is its fantastic size rear Garden ideal for families, gardening enthusiasts, or simply enjoying the outdoors.

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 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- C.



1613.00 sq ft

Entrance

Entered via a wood front door with obscure glazed panel, stairs to the first floor with understairs storage, radiator.

Living Room

Double glazed square bay window to the front and full length double glazed window to the side, radiator, coved ceiling, dado rail, wood-effect laminate flooring, double door to the dining room.

Dining Room

Patio doors to the conservatory, radiator, coved ceiling, laminate flooring.

Kitchen

Double glazed window to the rear, fitted with a range of wall and base units with worktop over, one and a half bowl sink and drainer, radiator, vinyl flooring.

Utility

Double glazed window to the side, UPVC double glazed door to patio., half glazed obscure glass., worktop, stainless steel sink and drainer, plumbing for a washing machine or dishwasher, space for fridge freezer, combination boiler, vinyl flooring.

Conservatory

Double glazed windows, double glazed doors to the patio, power and light, tiled floor with under floor heating.

Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, tiled floor.

First Floor Landing

Stairs rise up from the entrance hall, access via a pull down ladder to loft space, storage cupboard with radiator, double glazed window to the side.

Bedroom One

Double glazed window to the front, radiator, built in wardrob with overhead cupboard.

Bedroom Two

Double glazed window to the front, radiator, built in wardrobe with overhead cupboard

Bedroom Three

Double glazed window to the rear, radiator, double depth built in wardrobe with overhead cupboard.

Bedroom Four

Double glazed window to the rear, radiator.

Bathroom

Double obscure glazed window to the side, bath with shower over, w.c and wash hand basin, heated towel rail, tiled walls, vinyl flooring.

Rear Garden

Enclosed by timber fence, patio area, steps down to a lawned area, paved area with a Dutch Barn (10' x 8') Garden shed (11' x 6') cold water tap. garden shed, two external power sockets.

Garage

Garage with up and over door to the front, power and light. Currently used for wood working.

Front

Tenure

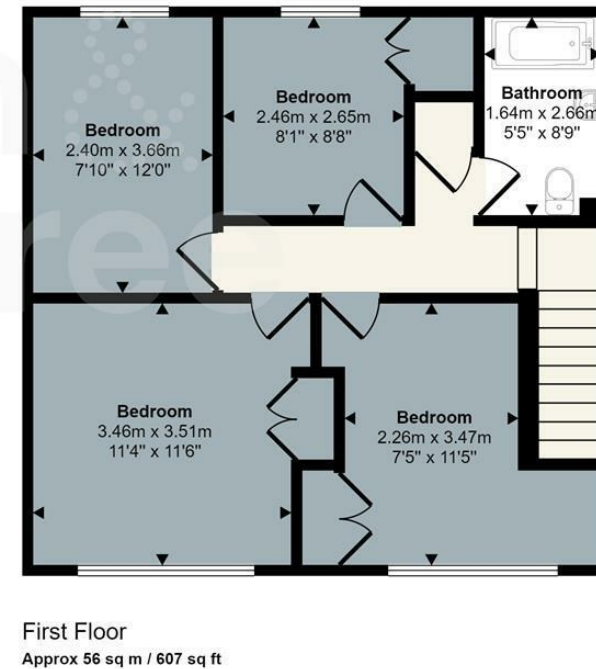
We have been advised by the seller that the property is freehold and the council tax band is F.

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	84
(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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