

# Heol Y Parc

PENTYRCH, CARDIFF, CF15 9NB

**GUIDE PRICE £725,000**

**Hern &  
Crabtree**



# Heol Y Parc

Quite Simply Stunning. This detached property has been completely transformed by the current owners into a modern and contemporary family home, boasting a fantastic rear garden and high-quality finishes throughout.

Modernised throughout, the accommodation briefly comprises: an inviting entrance leading into a spacious hallway with an open-plan dining area. To one side of the hall is a generous square lounge featuring a cosy wood burner, while to the other is a high-spec German kitchen with a central island and a convenient utility room. There is also a handy downstairs W.C.

Upstairs, you'll find four well-proportioned bedrooms, including a primary bedroom with en-suite, and a stylish four-piece family bathroom.

Externally, the property enjoys a large, beautifully maintained rear garden complete with an outdoor kitchen and private gated access to Pentyrch Rugby Club. To the front, there is off-street parking for multiple vehicles.

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.



**1886.00 sq ft**

### **Entrance**

Entered via a large composite front door, into open plan room, stairs to the first floor with understairs storage cupboard, two further storage cupboards., two radiators, tiled floor.

### **Cloakroom**

Fitted with w.c and wash hand basin, radiator, tiled floor.

### **Kitchen**

Double glazed window to the front, mainly base units with worktop over, central island, integrated fridge and freezer, a four ring Neff induction hob with cooker hood above, double oven and grill combi, integrated sink with draining grooves, radiator, sunken lights, tiled floor.

### **Utility Room**

Double glazed window to the rear, double glazed door lead out to the rear garden, base units with worktop, sink and drainer, two integrated dishwashers and integrated wine fridge, space for a washing machine and tumble dryer, radiator, tiled floor.

### **Dining Area**

Double glazed window to the rear, sunken lights, radiator.

### **Living Area**

Double glazed window to the front, double glazed sliding patio doors to the rear, sunken lights, feature wall panelling, real wood fire with mantle and slate hearth, parquet flooring.

### **First Floor Landing**

Double glazed window to the rear, access to loft space, radiator, storage cupboard.

### **Bedroom One**

Double glazed window to the front, radiator.

### **En Suite**

Double obscure glazed window to the front, walk in shower, w.c and wash hand basin, heated towel rail, tiled walls and floor.

### **Bedroom Two**

Double glazed window to the rear, radiator.

### **Bedroom Three**

Double glazed window to the rear, radiator, built in wardrobe.

### **Bedroom Four**

Double glazed window to the side, radiator, built in wardrobe.

### **Bathroom**

Double obscure glazed window to the front, bath with shower over, w.c and wash hand basin, heated towel rail, tiled floor.

### **Rear Garden**

Enclosed by timber fencing, covered barbeque area, wood storage, flower borders, lawn, gate to the rear leads to the playing fields, electric points, cold water tap, gate to the side.

### **Front**

Driveway to the front, low rise wall.

### **Tenure and additional information**

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

### **Disclaimer**

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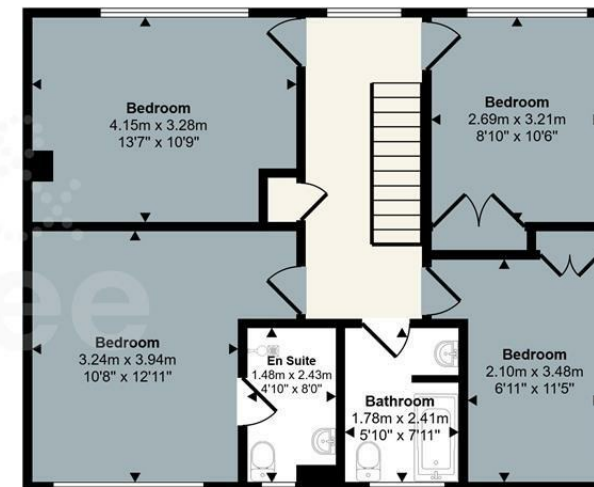
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







Approx Gross Internal Area  
175 sq m / 1886 sq ft



| 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>                            |         |           |
| (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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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](mailto:llandaff@hern-crabtree.co.uk)

🌐 [hern-crabtree.co.uk](http://hern-crabtree.co.uk)

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



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