

Stallcourt House, Heol Y Parc

Pentyrch | Cardiff | CF15 9NB

Detached House | Asking Price Of £849,950



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PROPERTY DESCRIPTION

**** SUPERB EXECUTIVE DETACHED IN SPACIOUS PLOT ** IN IDYLIC LOCATION CLOSE TO VILLAGE AMENITIES **** An exceptional opportunity to acquire this executive detached home set in an enviable position in semi-rural Pentyrch village. The accommodation briefly comprises entrance hallway, 23ft lounge, dining room, sitting room/play room, kitchen/family room, utility room and WC/Cloakroom. To the first floor are five/six bedrooms including principle bedroom with dressing room and en-suite plus shower room. Detached double garage. Gas central heating. EPC: D

- **Tenure** Freehold
- **Council Tax Band I**
- **Floor Area (Approx).** 3,005 sq. ft.
- **Viewing Arrangements**
Strictly by Appointment

LOCATION

The property is situated in the highly regarded semi rural village of Pentyrch. Local amenities include a post office, doctors, pharmacy, veterinary surgery, public houses, shops, a primary school and thriving village hall. There are active sports and other clubs and societies in the village. The property is also within the catchment area of Radyr Comprehensive School. There is also a bus service to and from the Cardiff City Centre and the M4 motorway is in close proximity.

ENTRANCE

Enter via gated front driveway leading up to the main entrance and double garage. Beautiful lawned gardens with mature boundary hedge. Access to rear of property.

HALLWAY

Entered via wooden door with glazed panels, plus uPVC obscure glazed panel to side. Radiator. Stairs to first floor. Doors to lounge, dining room, sitting room/playroom, kitchen/family room and cloakroom/wc.

LOUNGE

uPVC double glazed feature window to front with lovely views, plus uPVC

double glazed patio doors to rear garden. Feature stone fireplace with open fire and stone hearth. TV aerial point. Three radiators. Opening to dining room.

DINING ROOM

uPVC double glazed window to rear. Radiator.

SITTING ROOM/PLAYROOM

uPVC double glazed window to front with lovely views. Radiator. Fitted storage. Telephone point.

CLOAKROOM

Part tiled walls. Pedestal wash hand basin. Coat hanging space. Door to wc.

WC

uPVC obscure double glazed window to rear. Part tiled walls. Low level wc.

KITCHEN/BREAKFAST/FAMILY ROOM

uPVC double glazed windows to front and rear. Two radiators. A range of base and eye level units incorporating two and a half sink unit with mixer tap and complementary work surfaces. Built in double electric oven, electric hob and extractor hood over. Integrated fridge. Space for

dishwasher. Breakfast bar. Part tiled walls. TV point and telephone point. Door to utility room.

UTILITY ROOM

uPVC double glazed door to front and rear, plus uPVC double glazed windows to side. A range of base and eye level units with complementary work surfaces. Space for washing machine, tumble dryer and additional fridge/freezer. Wall mounted central heating boiler. Tiled floor.

FIRST FLOOR

LANDING

Door to six bedrooms and shower room. Access to loft space with ladder, part boarded with light.

MASTER BEDROOM

uPVC double glazed window to front with far reaching views. Radiator. A range of fitted wardrobes with hanging, shelf and drawer space and cupboards above. Door to dressing room.

DRESSING ROOM

uPVC double glazed window to rear with field views. Radiator. A range of fitted wardrobes with hanging space and cupboards above. Door to ensuite.

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EN-SUITE

uPVC obscure double glazed window to rear. Panelled bath with shower over and shower screen. Vanity unit with inset sink and cupboards above and below, plus fitted mirror. Back to wall low level wc. Fully tiled walls.

BEDROOM TWO

uPVC double glazed window to rear with field views. Radiator. Fitted wardrobes with hanging space, cupboards above and dressing table and drawers.

BEDROOM THREE

uPVC double glazed window to front with far reaching views. Radiator. Fitted wardrobes with hanging space.

BEDROOM FOUR

uPVC double glazed window to front with far reaching views. Radiator. Fitted wardrobes with hanging space, cupboards above and dressing table. Airing cupboard housing hot water tank with shelving and cupboards above.

BEDROOM FIVE

uPVC double glazed window to rear with field views. Radiator. Vanity unit with inset sink and cupboards below.

BEDROOM SIX/STUDY

uPVC double glazed window to front with far reaching views. Radiator.

SHOWER ROOM

uPVC obscure double glazed window to rear. Fully tiled walls. Double shower cubicle. Vanity unit with inset sink, cupboards below and above with fitted mirror. Back to wall low level wc. Heated towel radiator.

OUTSIDE

REAR GARDEN

Mainly laid to lawn to rear and side enclosed with mature boundary hedge with fields beyond. Paved patio area. Vegetable patch. Stables/outbuildings for storage. Greenhouse. Access to front of property from both sides.

DOUBLE GARAGE

Detached double garage with electric up and over door. Power and light. Pedestrian door to rear, plus window to side.





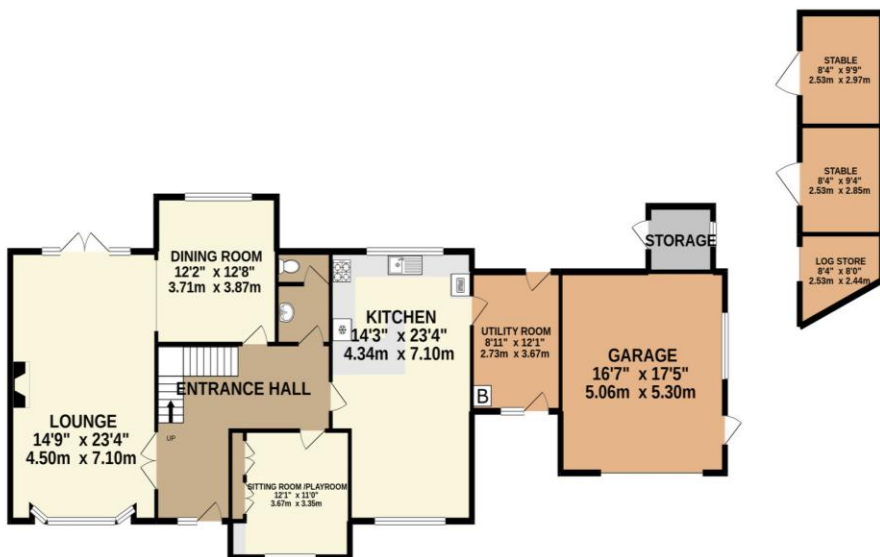
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FLOORPLANS

GROUND FLOOR
1815 sq.ft. (168.6 sq.m.) approx.

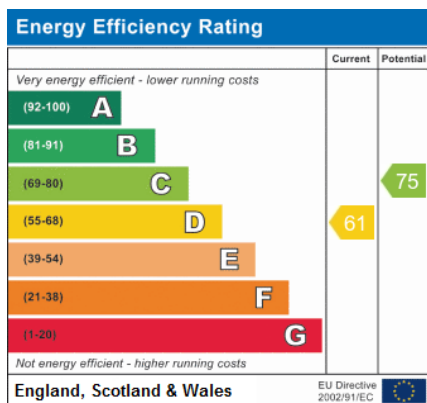


1ST FLOOR
1189 sq.ft. (110.5 sq.m.) approx.



TOTAL FLOOR AREA : 3005 sq.ft. (279.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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