

81 Maes Y Sarn,

Pentyrch, Cardiff, CF15 9QR



Estate Agents and
Chartered Surveyors

Asking Price Of

£425,000



Detached Property

4

1

2

1

Property Description

**** FOUR BEDROOM DETACHED ** SOUGHT AFTER LOCATION ** NO CHAIN **** A bright and well presented four bedroom detached family home in a sought after village location. Entrance porch, spacious entrance hallway, cloakroom, large lounge and dining room, modern fitted kitchen with solid wood worktops and a separate utility room. To the first floor there are four bedrooms and a family bathroom. Gas central heating. Delightful rear and side garden. Lawned front garden and driveway leading to the garage. No chain. EPC Rating: C

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,485 sq. ft.

**Viewing Arrangements
Strictly by appointment**

LOCATION

This detached property is situated in the sought after village of Pentyrch, which has a small parade of shops, local primary school, social and recreational facilities and enjoys rural surroundings, yet is within convenient travelling distance of the City of Cardiff, the commercial and industrial areas of Pontypridd and Merthyr Tydfil and major road system (A470 and Junction 32 of the M4 Motorway network). Pentyrch village lies within the catchment area of Radyr High School.

ENTRANCE PORCHWAY

Approached via uPVC sliding entrance door, tiled flooring.

ENTRANCE HALLWAY

18' 3" x 7' 4" (5.58m x 2.26m)

Approached via a wood panelled entrance door leading to the spacious entrance hallway, understairs storage cupboard and radiator.

CLOAKROOM

Comprising low level wc, wash hand basin, window to side and radiator.

LOUNGE AND DINING ROOM

28' 1" x 13' 2" (8.56m x 4.02m)

A bright and spacious reception with large window

overlooking the front garden, ample space for large family dining table, patio doors to rear garden, two radiators and door to kitchen.

KITCHEN AND BREAKFAST ROOM

10' 2" x 9' 7" (3.12m x 2.94m)

Modern fitted kitchen well appointed along four sides in light panelled fronts with chrome handles beneath solid wood worktop surfaces, inset 1.5 bowl sink with side drainer, inset four ring gas hob with concealed cooker hood above, integrated oven, integrated slim line dishwasher, matching range of eye level wall cupboards, worktop breakfast bar, quality tiled flooring, radiator and door to utility room.

UTILITY ROOM

9' 8" x 7' 11" (2.96m x 2.43m)

Units and worktop to two sides, inset stainless steel sink, matching eye level cupboards, plumbing for washing machine, space for fridge freezer, window to side, wall mounted Baxi gas central heating boiler, quality tiled flooring, door to side porch.

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FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area, access to roof space, window to side and airing cupboard housing the hot water cylinder.

BEDROOM ONE

15' 3" x 9' 6" (4.65m x 2.91m)

Overlooking the quiet close, a good sized principal bedroom, built in wardrobe and radiator.

BEDROOM TWO

10' 5" x 9' 6" (3.19m x 2.90m)

Overlooking the rear garden, a second double bedroom, built in wardrobe and radiator.

BEDROOM THREE

11' 3" x 7' 1" (3.44m x 2.16m)

Aspect to rear, a third good sized bedroom, radiator.

BEDROOM FOUR

10' 1" x 9' 1" (3.09m x 2.77m)

Aspect to front, a good sized fourth bedroom, built in wardrobe, radiator.

FAMILY BATHROOM

8' 1" x 6' 6"(max) (2.48m x 2.01m)

Modern white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above, shower screen, wall tiling, window to side; recessed spotlights and chrome heated towel rail.

GARAGE

17' 5" x 8' 8" (5.31m x 2.65m)

Approached via an up and over access door, power and lighting, window to side and door to rear porch.

OUTSIDE

REAR AND SIDE GARDEN

A delightful rear and side garden with large paved patio area leading onto an area of lawn with a variety of inset plants and shrubs to borders. Enclosed by timber fencing and hedgerow, access from either side, waterfall style water feature, outside light, timber shed and outside tap.

FRONT GARDEN

Delightful shaped lawned front garden with beds of plants, shrubs and trees. Driveway to side leading to garage.

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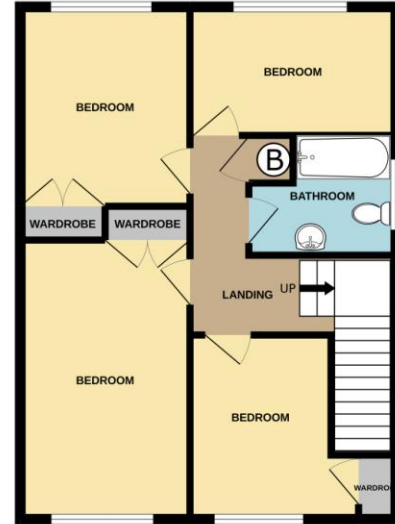


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GROUND FLOOR
905 sq.ft. (84.1 sq.m.) approx.

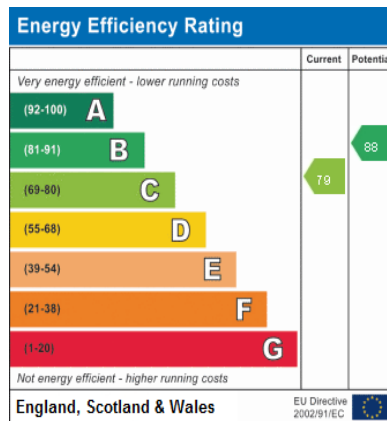


1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 1485 sq.ft. (138.0 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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