

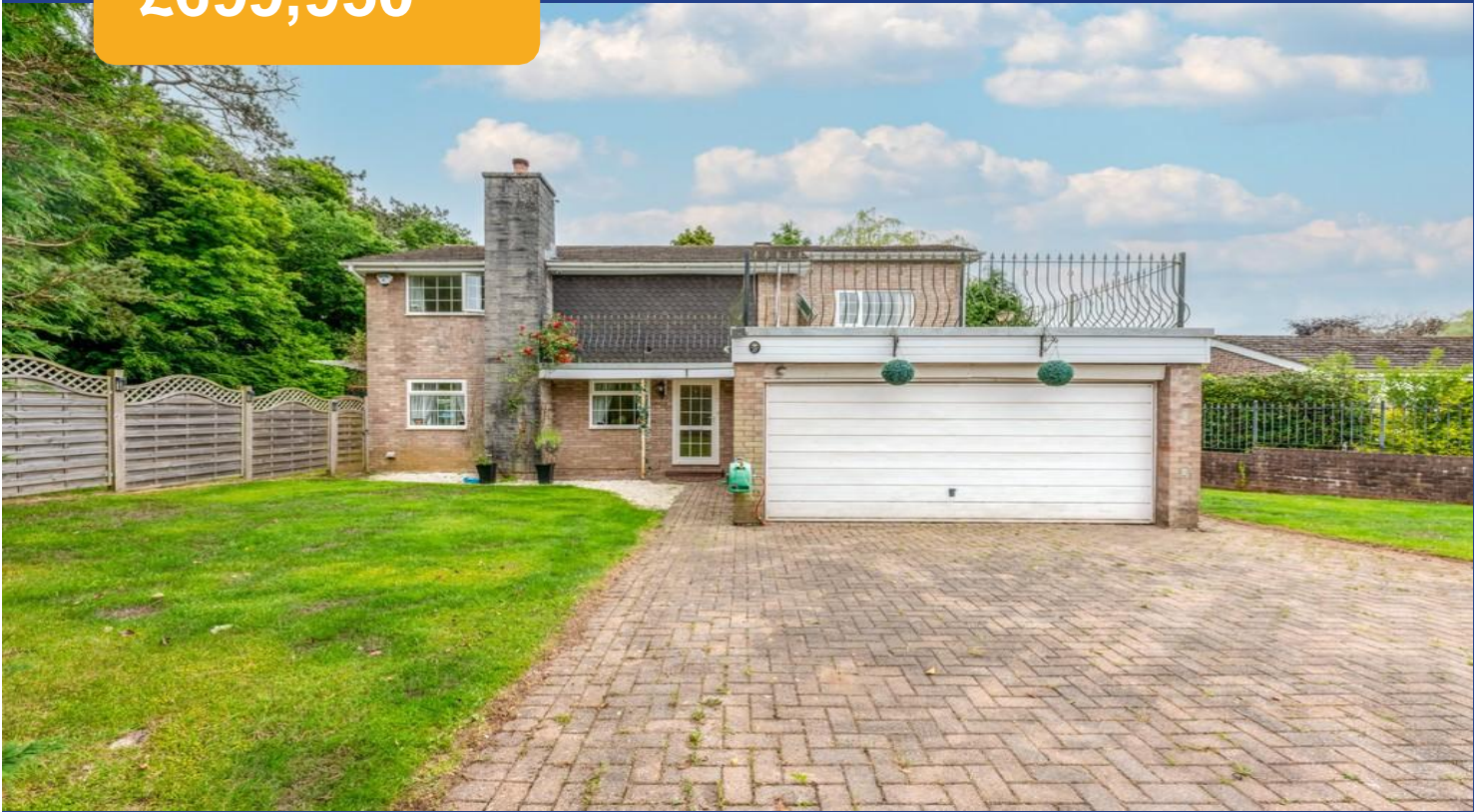
25 Pentwyn,  
Radyr, Cardiff, CF15 8RE



Estate Agents and  
Chartered Surveyors

Asking Price Of

£699,950



Detached House



# Property Description

**\*\* EXTENDED DETACHED FAMILY HOME IN 1/4 OF AN ACRE \*\* FOUR BEDROOMS \*\*** Situated in the popular residential area of Radyr close to local amenities this property offers entrance hall, lounge, conservatory, sitting/family room, kitchen, utility room, cloakroom, master bedroom with dressing room and en-suite plus a further three bedrooms and family bathroom. The property is set in delightful, spacious gardens with swimming pool and also has the benefit of a double garage. The side garden has development potential subject to necessary consent. EPC Rating E.

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 2,014 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated in the much sought after Radyr area of Cardiff. Local amenities include good schools at all levels a parade of shops, Italian restaurant, doctors, dentist and opticians, library, golf and tennis clubs. There is a regular bus service to and from the city centre and train station near to the property. It is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding area.

## ENTRANCE

Entered block paved driveway with parking for approximately four vehicles. Pathway to front door and gate to side garden.

## HALLWAY

Entered via uPVC double glazed door into hallway. Stairs to first floor. Doors to lounge, kitchen and opening to inner hallway leading to WC, utility room and sitting/family room. Laminate wood flooring.

## LOUNGE

22' 8" x 18' 6" max (6.92m x 5.65m)  
A spacious, open-plan, L-shaped lounge with ample space for a dining table. Laminate wood flooring. Four radiators. Modern gas fire with stone surround and hearth. Two uPVC double glazed windows to front, one window and sliding doors to side with views over the garden. Glazed door to kitchen and double doors to:

## CONSERVATORY

16' 10" x 13' 1" (5.14m x 3.99m)  
uPVC double glazed windows to all aspects with French doors to rear. Laminate wood flooring. Two fan lights.

## KITCHEN

14' 5" x 13' 6" max (4.41m x 4.12m)  
A traditional style kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Integrated dishwasher and drinks cooler. Space for range cooker. Tiled splash backs. Laminate wood flooring. Radiator. Space for fridge/freezer. Spotlights. uPVC double windows to side and rear. Opening to:

## SITTING/FAMILY ROOM

11' 11" x 11' 0" (3.65m x 3.37m)  
A lovely family space with uPVC double glazed window to side plus window and sliding doors to rear. Laminate wood flooring. Radiator. Door to inner hallway.

## UTILITY ROOM

9' 4" x 8' 9" max (2.85m x 2.67m)  
Space for washing machine, tumble dryer, fridge and freezer. Tiled flooring. Radiator. uPVC double glazed window and external door to side.

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#### CLOAKROOM

7' 8" x 4' 9" (2.35m x 1.45m)

Modern suite comprising windows all hung low level WC and vanity enclosed wash hand basin.

Spotlights and extractor fan. Fully tiled walls and flooring. Radiator.

#### FIRST FLOOR

#### LANDING

Doors to four bedrooms and the luxury bathroom. Radiator. Spotlights. Loft access with pull down ladder (part boarded). Fitted storage cupboard.

#### BEDROOM ONE

14' 2" x 10' 4" (4.34m x 3.17m)

uPVC double glazed window to front. Radiator. Opening to dressing room and en-suite.

#### DRESSING ROOM

5' 9" x 4' 7" (1.77m x 1.41m)

Clothes rails and shelving. Tiled flooring. Spotlights.

#### EN-SUITE

10' 0" x 6' 9" (3.06m x 2.08m)

A modern suite to include wall hung low level WC, vanity enclosed wash hand basin with two chrome mixer taps, and wall-in shower with rainwater shower head and separate attachment. Fully tiled flooring and walls. Spotlights and extractor fan. Shelving.

#### BEDROOM TWO

11' 11" x 9' 11" (3.65m x 3.04m)

uPVC double glazed window to side with stunning outlook over the large side garden. Radiator. Fitted wardrobes.

#### BEDROOM THREE

uPVC double glazed window to front. Radiator.

#### BEDROOM FOUR

14' 0" x 8' 6" max (4.29m x 2.60m)

Two uPVC double glazed windows to rear overlooking the swimming pool and rear garden. Radiator.

#### BATHROOM

11' 7" x 9' 7" (3.55m x 2.93m)

A spacious, luxury bathroom comprising wall hung low level WC and vanity enclosed wash hand basin with two chrome mixer taps. Walk-in shower with rainwater shower head and separate attachment. Fully tiled flooring and walls. Radiator. uPVC double glazed window to rear. Spotlights and extractor fan.

#### OUTSIDE

#### SIDE GARDEN

A very large, private side garden mainly laid to lawn with mature tree and hedge borders. Boundary fence.

#### REAR GARDEN

Paved patio and decked seating area with shrub borders. Heated swimming pool. Access to shower/boiler room. Boundary fence. Gated access to front.

#### SHOWER/BOILER ROOM

Entered uPVC double glazed door. Shower, low level WC and wash hand basin. Swimming pool heating pump.

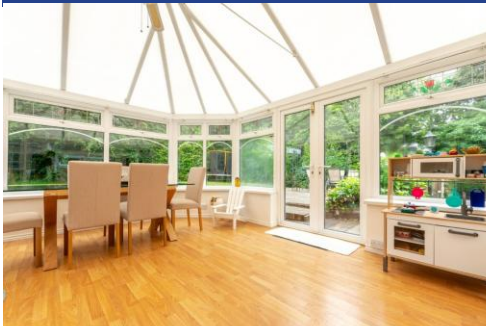
#### DOUBLE GARAGE

An electric up and over garage door. Light and power. Security lighting. Outside tap. Wall mounted gas central heating boiler.

#### ADDITIONAL INFORMATION

The large side garden may have development potential subject to necessary consent. We advise all interested parties to make their own enquiries.

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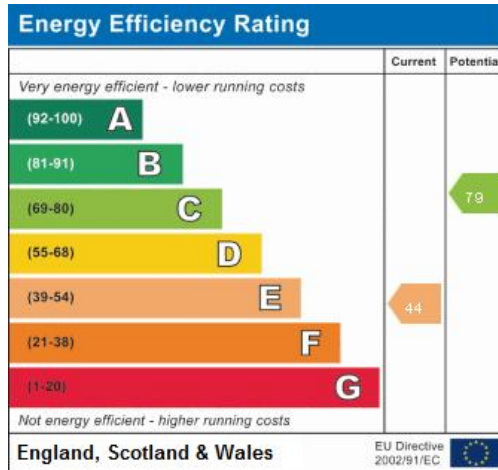
GROUND FLOOR  
1253 sq.ft. (116.4 sq.m.) approx.

1ST FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 2014 sq.ft. (187.1 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.  
Made with Metroplan v2022.



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