



**21 PENMAES**  
**PENTYRCH**  
**CARDIFF CF15 9QS**

ASKING PRICE OF  
**£450,000**



**DETACHED PROPERTY**



**4**



**1**



**2**



**2**

## **\*\* FOUR BEDROOM DETACHED ON A LARGE PLOT \*\* GARAGE \*\* A**

bright and spacious four bedroom detached family home on the sought after area of Pentyrch. Entrance hallway, cloakroom, large lounge, dining room opening to the modern fitted kitchen. To the first floor are four bedrooms and a family bathroom. Gas central heating. Double glazed windows. Large lawned rear garden. Lawned garage to front with a long driveway leading to the detached single garage. EPC Rating: C

### **LOCATION**

Situated in the sought after village of Pentyrch which has a small parade of shops, GP surgery and a chemist, a local primary school, plus social and recreational facilities including rugby and cricket, tennis, bowls, squash, football and gardening clubs. Easy access to local countryside walks. The property also benefits from excellent transport links with easy access to the M4 and A470, plus a regular train service from nearby Taffs Well. The property is also within the Radyr Comprehensive catchment area.

### **ENTRANCE HALLWAY**

Approached via a uPVC entrance door leading to the spacious hallway. Staircase to first floor with under stairs recess. Radiator.

### **CLOAKROOM**

White suite comprising low level wc, vanity wash basin with storage below. Tiled flooring. Obscured glass window to side.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1107 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

### **LOUNGE**

14' 4" x 14' 1" (4.39m x 4.31m)

With large window overlooking the lawned front garden, an excellent sized primary reception. Radiator. Door to dining room.

### **DINING ROOM**

12' 8" x 9' 4" (3.87m x 2.87m)

With patio doors to the rear garden, ample space for large family dining table. Laminate flooring. Radiator. Opening to the kitchen.

### **KITCHEN**

12' 5" x 10' 5" (3.81m x 3.20m)

Modern fitted kitchen well appointed along three sides in Navy coloured shaker style fronts beneath marble effect laminate worktop surfaces. Inset sink with side drainer. Inset four ring electric hob with curved glass cooker hood above and oven below. Integrated dishwasher. Integrated washing machine. Matching range of eye level wall cupboards. Space for fridge freezer. Laminate flooring. Upvc double glazed door to side.

### **FIRST FLOOR**

#### **LANDING**

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Large airing cupboard housing the 'Baxi Duo-tec' combi gas central heating boiler. Window to side.



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## BEDROOM ONE

15' 8" x 9' 9" (4.78m x 2.99m)

Overlooking the entrance approach, a good sized primary bedroom. Radiator.

## BEDROOM TWO

12' 2" x 8' 9" (3.72m x 2.67m)

Aspect to front, a second double bedroom. Fitted wardrobe to one side. Radiator.

## BEDROOM THREE

11' 6" x 7' 6" (3.51m x 2.31m)

Overlooking the delightful rear garden, a good sized third bedroom. Radiator.

## BEDROOM FOUR

8' 5" x 6' 4" (2.57m x 1.95m)

Aspect to rear. Radiator.

## FAMILY BATHROOM

8' 4" x 5' 10" (2.55m x 1.79m)

A good sized family bathroom comprising low level wc, vanity wash basin with storage below, p-shaped bath with shower above and swivel shower screen. Tiled flooring. Wall tiling to splash back areas. Obscured glass window to rear. Recessed spotlights. Heated towel rail.

## OUTSIDE

### REAR GARDEN

A good sized west facing rear garden comprising paved patio and lawn to rear and side with beds of plants, shrubs and maturing trees/conifers. Pathway to side leading to gate giving access to front.

### FRONT GARDEN

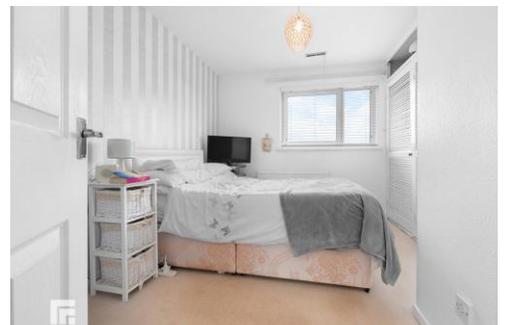
A good sized area of lawn to front with inset beds of plants and shrubs. Long driveway leading to the garage.

## GARAGE

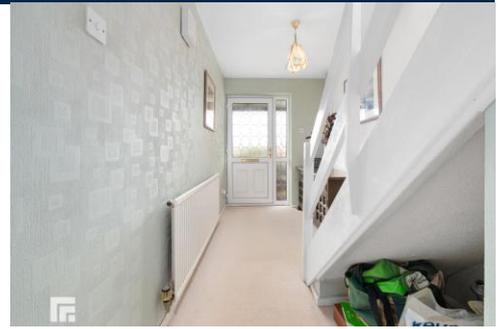
Detached single garage with up and over access door.



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GROUND FLOOR  
554 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR  
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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