



40 PENTWYN
RADYR
CARDIFF CF15 8RE

ASKING PRICE OF
£495,000



DETACHED HOUSE



4



2



3



2

**** EXTENDED FOUR BEDROOM**

DETACHED FAMILY HOME ** A bright and spacious four bedroom family home in the sought after area of Radyr. Entrance hallway, cloakroom, family/dining room, lounge, kitchen and breakfast room. To the first floor are four bedrooms, the principal bedroom has ensuite shower room, and family bathroom. Gas central heating. Double glazed windows. Rear garden. Lawned front garden and two car driveway Garage/workshop. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1539 SQ FT

VIEWING: 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 HALLWAY

Approached via a uPVC entrance door leading to the hallway to the entrance hallway. Window to side. Solid walnut wood flooring. Radiator.

CLOAKROOM

Quality white suite comprising low level wc, wash hand basin. Tiled splash back. Tiled flooring. Chrome heated towel rail. Extractor fan.

FAMILY LIVING/DINING ROOM

30' 6" x 15' 9" (max)(9.31m x 4.81m)
An excellent sized, bright open plan family living and dining room with large family seating and dining area. With windows and patio doors to the rear decked relaxation area. Opening to kitchen. Quality tiled flooring and solid walnut wood flooring. Staircase to first floor. Recessed spotlights throughout. Three radiators.

LOUNGE

18' 3" x 11' 10" (5.57m x 3.61m)

An excellent sized lounge with two windows to front. Solid walnut wood flooring. Feature fire place with coal effect living flame gas fire. Two radiators.

KITCHEN/BREAKFAST ROOM

20' 8" x 7' 10" (6.31m x 2.41m)

Well appointed along two sides in light woodgrain finish panelled fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring electric hob with concealed cooker hood above and oven below. Matching range of eye level wall cupboards. Plumbing for washing machine and dishwasher. Space for American style fridge freezer. Window to side. Large window over looking the rear garden. Ample space for family breakfast table. Opening to family room. Tiled splash back. Large under stairs pantry cupboard housing the 'Viessmann' combi gas central heating boiler.

FIRST FLOOR

LANDING

Approached via a single rising staircase leading to the central landing area. Two double fitted storage cupboards. Access to roof space.

BEDROOM ONE

11' 10" x 10' 10" (3.63m x 3.32m)

Overlooking the lawned front garden, an excellent sized primary bedroom. Built in double wardrobe. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

7' 1" x 5' 2" (2.17m x 1.58m)

Modern white suite comprising low level wc, vanity wash basin with storage below, corner shower cubicle with chrome 'Grohe' shower. Full wall tiling. Tiled flooring. Obscured glass window to side. Chrome heated towel rail.

BEDROOM TWO

16' 1" x 8' 7" (4.91m x 2.62m)

Overlooking the rear garden, a second double bedroom. Built in double wardrobe. Radiator.



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BEDROOM THREE

9' 10" x 7' 9" (3.47m x 2.38m)

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

FOUR BEDROOM

8' 5" x 7' 1" (2.59m x 2.18m)

Aspect to front. Radiator.

FAMILY BATHROOM

6' 11" x 6' 4" (2.13m x 1.94m)

Modern white suite comprising low level wc, wash hand basin, tile panelled bath with 'Triton' shower above and shower mixer tap, swivel glass shower screen. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to rear. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

Rear garden A delightful, enclosed rear garden with large decked relaxation area leading onto an area of lawn with paved stepping stone leading to a rear decking area. enclosed by hedgerow to boundaries. Access to side. Door giving access to the garage/workshop.

FRONT GARDEN

Area of lawn to front with driveway to side.

GARAGE/WORKSHOP

27' 2" x 8' 5" (8.30m x 2.59m)

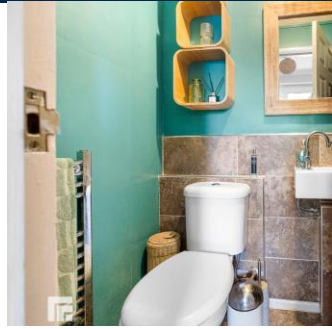
With pedestrian door access to front and rear. Power and lighting. Front door could be changed back to a garage door for car access if needed. Window looking onto rear garden.



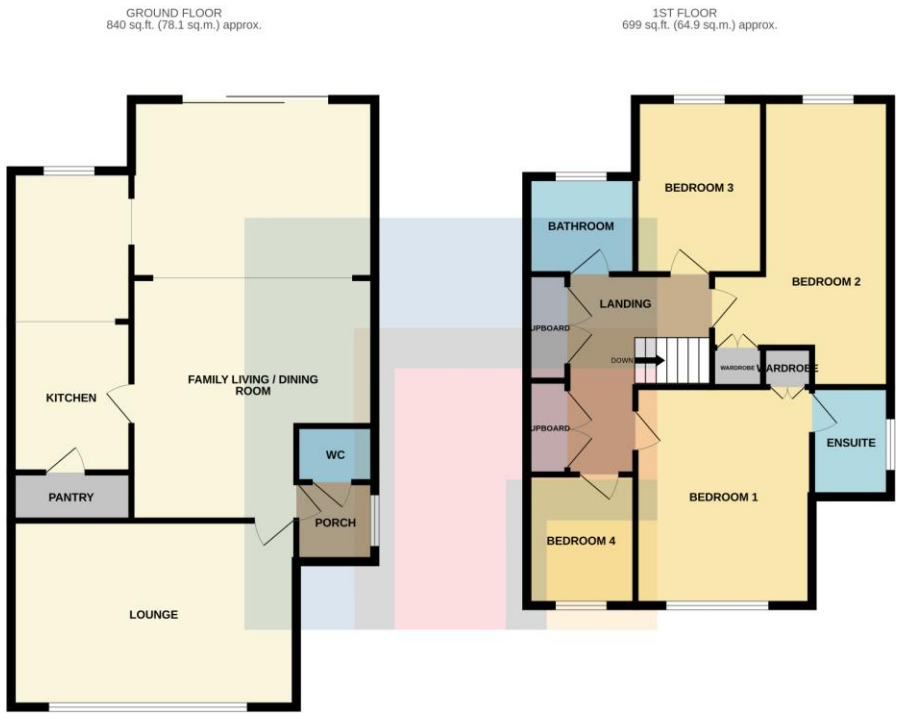
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TOTAL FLOOR AREA : 1539 sq.ft. (143.0 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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