



COBURN HOUSE CHURCH ROAD
PENTYRCH
CARDIFF CF15 9QF

OFFERS IN EXCESS OF
£699,950



DETACHED PROPERTY



4



1



2



3

**** FOUR/FIVE BEDROOM DETACHED HOME ** OFF PRIVATE LANE ** WITH AMPLE PARKING & SOUTH FACING GARDEN **** A superb opportunity to acquire this immaculately presented four/five bedroom detached home, situated off a private lane within Pentyrch village. The accommodation briefly comprises; entrance hallway, lounge, sitting room/bedroom, kitchen/dining room, conservatory and WC. To the first floor are four spacious bedrooms including principal bedroom with en-suite, plus the family bathroom. Outside there is a driveway with ample parking to front, and beautifully presented South facing garden to rear with shed/gym. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 2025 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in the village of Pentyrch, approximately 7 miles north west of the capital City. The village is served by a group of local shops which includes a supermarket, post office, beauty salon and newsagents. There are two public houses and a surgery. The village of Creigiau is also nearby with a supermarket, post office and public house. There are a wide range of local organisations and sporting activities including rugby, bowls, tennis and cricket. There are bridle paths and footpaths close by.

ENTRANCE

A private, block paved driveway with parking for four vehicles. Boundary fence. Gated access to rear.

HALLWAY

13' 1" x 6' 11" (4.72m x 2.13m)

Entered via composite double glazed front door into hallway. Laminate wood flooring. Doors to lounge, kitchen/dining room and sitting room/bedroom. Radiator. Stairs to first floor with storage cupboard under.

LOUNGE

16' 4" x 13' 2" (4.99m x 4.02m) (Into Bay)

UPVC double glazed bay window to front feature electric fireplace. Laminate wood flooring radiator.

SITTING ROOM/BEDROOM FIVE

18' 1" x 9' 4" (5.53m x 2.87m)

A versatile reception room currently used as a the fifth bedroom. uPVC double glazed window to front, external door to garage/lean-to. Radiator.

KITCHEN/DINING ROOM

30' 11" x 11' 11" (9.43m x 3.65m)

An impressive open-plan kitchen/dining room fitted with a range of modern base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces over. Space for Range Cooker. Integrated dishwasher and washing machine. Space for American fridge/freezer. Tiled flooring with electric underfloor heating. Tiled splash backs. uPVC double glazed window with lovely outlook over the rear garden. Three leaf Bi-fold doors to conservatory. Radiator. Spotlights and low level plinth lights. Door to lobby with French patio doors to rear garden, wall mounted gas central heating boiler, door to WC.

CLOAKROOM

5' 2" x 2' 9" (1.59m x 0.85m)

A stylish low level WC and wash hand basin. Radiator.

CONSERVATORY

10' 9" x 9' 6" (3.30m x 2.90m)

uPVC double glazed windows to all aspects with French patio doors to side. Laminate wood flooring.

FIRST FLOOR

LANDING

Doors to four bedrooms, bathroom and airing cupboard. uPVC double glazed window to front. Radiator. Loft access.

BEDROOM ONE

14' 4" x 12' 6" (4.38m x 3.82m)

uPVC double glazed window to front. Fitted wardrobes. Radiator. Door to:

EN-SUITE

4' 10" x 4' 9" (1.49m x 1.45m)

Low level WC, vanity wash hand basin and shower cubicle with mixer shower over. Tiled walls and flooring. Ladder radiator. Extractor fan. uPVC double glazed window to side.

BEDROOM TWO

16' 6" x 12' 1" (5.03m x 3.69m)

uPVC double glazed window to rear with stunning views. Radiator.



CHURCH ROAD, PENTYRCH, CARDIFF CF15 9QF

BEDROOM THREE

12' 7" x 10' 0" (3.84m x 3.07m)

uPVC double glazed window to front. With fitted shower cubicle. Radiator.

BEDROOM FOUR

11' 8" x 8' 11" (3.56m x 2.73m)

uPVC double glazed window to rear with views. Radiator.

BATHROOM

8' 10" x 8' 7" (2.71m x 2.64m)

A modern suite with low level WC, floating vanity wash hand basin, fitted shower cubicle and panelled bath. Tiled walls. Laminate wood flooring. Spotlights. Towel radiator. Extractor fan. uPVC double glazed window to rear.

OUTSIDE

REAR GARDEN

A very well presented, South facing rear garden with full width paved patio, large lawn, hot tub relaxation area, and shrub borders. Boundary fence with mature hedging. pathway to brick built shed/gym.

SINGLE GARAGE

Double pivot doors to front. Open to the rear garden. Light and power. Door to store room with space for tumble dryer.

STORAGE SHED/GYM

14' 4" x 9' 3" (4.39m x 2.83m)

Alternatively could be converted into a home office but currently set up as a gym. Windows to front and side. Light and power.



CHURCH ROAD, PENTYRCH, CARDIFF CF15 9QF



CHURCH ROAD, PENTYRCH, CARDIFF CF15 9QF



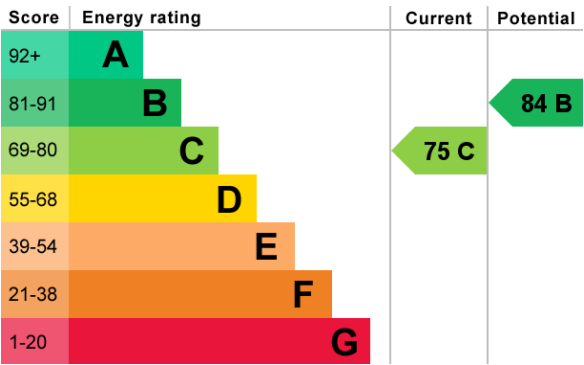
CHURCH ROAD, PENTYRCH, CARDIFF CF15 9QF

GROUND FLOOR
1207 sq.ft. (112.1 sq.m.) approx.

1ST FLOOR
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 2025 sq.ft. (188.1 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 Metropix ©2025



RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

MGY.CO.UK