



3 CLOS GOCH  
PENTYRCH  
CARDIFF CF15 9RA

OFFERS IN EXCESS OF  
**£705,000**



DETACHED PROPERTY



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4



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**\*\* EXCEPTIONAL VIEWS \*\* FOUR BEDROOM DETACHED FAMILY HOME \*\* NO CHAIN \*\*** A stylish detached four bedroom modern executive style house, built in 2016 by Redrow Homes, designed as The Sunningdale, part of their Heritage range of traditional homes, built the way we remember, constructed with cavity elevations finished in rustic brick, inset with white PVC double glazed windows, all beneath a gable fronted tiled roof. This distinctive modern residence, was completed with a 10 year NHBC, and fronts a quiet select private residential road, away from busy passing traffic, with truly stunning panoramic elevated views across the Garth Mountain Valley, simply spectacular. The property comprises, entrance hallway, cloakroom, sitting room/study, large lounge, spacious kitchen and diner with integrated appliances and granite worktops, utility room. To the first floor are four double bedrooms, bedrooms one and two with large ensuite shower rooms and there is a separate family bathroom with shower over bath. Gas central heating. Double glazing. Large, landscaped south west facing rear garden. Lawn to front. Two car side by side driveway leading to the double garage with electric entrance door. No chain. EPC Rating: B

#### 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 composite panelled door with obscure glass window to upper part leading onto the spacious entrance hallway, staircase to first floor, engineered oak wood flooring, radiator.

#### CLOAKROOM

Modern white suite comprising low level wc, wash hand basin, quality tiled flooring, tiled splashback to half height, obscure glass window to side and a radiator.

#### LOUNGE

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

A delightful and bright reception, enjoying unrivalled views of the Garth to the front. Engineered oak wood flooring. Radiator.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 1,711 SQ.FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### SITTING ROOM/STUDY

9' 9" x 9' 4" (2.98m x 2.86m)

With window overlooking the rear garden ideal family sitting/playroom or study, engineered oak wood flooring, radiator.

#### KITCHEN/DINER

19' 8" x 13' 8" (6.01m x 4.19m)

Appointed along three sides in 'Cranbrook cream' shaker style panelled units beneath granite worktop surfaces, inset 2 bowl sink, with worktop side drainer to side, integrated 'Inksinkerator' waste disposal unit, inset 6 ring 'Siemens' gas hob with 'Siemens' extractor hood above, integrated 'Siemens' oven and microwave above, integrated dishwasher with matching front, integrated two full height fridge and freezers, matching range of eye level wall cupboards, splashback upstand matching worktop, ample space for large family dining table, double sliding doors with windows to either side opening to the exceptional rear garden, large under stairs storage cupboard, door to utility room, quality tiled flooring and radiator.

#### UTILITY ROOM

9' 4" x 5' 4" (2.86m x 1.65m)

Appointed along one side in matching units beneath granite worktop surface, inset stainless steel sink, plumbing for washing machine and a space for tumble dryer, quality tiled flooring, concealed 'Ideal Logic' gas central heating boiler, door to rear garden and radiator.

#### FIRST FLOOR LANDING

Approached via an easy rising single flight leading to the spacious landing area with large window to front, radiator and airing cupboard housing the hot water cylinder.

#### BEDROOM ONE

13' 3" x 11' 10" (4.06m x 3.61m)

Enjoying exceptional picturesque Mountain Views of the Garth, an excellent sized primary bedroom, a range of 'Hammonds' wardrobes to one side, radiator and door to ensuite.



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## EN-SUITE SHOWER ROOM 1

8' 0" x 6' 4" (2.45m x 1.95m)

Spacious ensuite comprising a modern white suite comprising low level wc, wash hand basin, large shower cubicle with twin headed shower, full wall & floor tiling, extractor fan, recessed spotlights, obscure glass window to side, electric shaver point and chrome heated towel rail.

## BEDROOM TWO

15' 4" x 9' 1" (4.69m x 2.79m)

A good sized second double bedroom overlooking the rear garden, range of fitted 'Hammonds' wardrobes to one side, radiator and door to second ensuite.

## EN-SUITE SHOWER ROOM 2

6' 8" x 6' 4" (2.05m x 1.95m)

Modern white suite comprising low level wc, wash hand basin, large shower cubicle with chrome rainfall shower, obscure glass window to rear, recessed spotlights, electric shaver point, floor tiling, wall tiling to splashback areas and chrome heated towel rail.

## BEDROOM THREE

11' 10" x 9' 0" (3.63m x 2.76m)

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

## BEDROOM FOUR

11' 6" x 9' 8" (3.51m x 2.96m)

Overlooking the rear garden, a fourth double bedroom, radiator.

## FAMILY BATHROOM

8' 5" x 6' 2" (2.59m x 1.89m)

Quality white suite comprising low level wc, vanity wash basin, panelled bath with shower above, glass shower screen, obscured window to front, tiled flooring, wall tiling to splash back areas, extractor fan, electric shaver point and chrome heated towel rail.

## OUTSIDE

### REAR GARDEN

A delightful, landscaped, south westerly facing rear garden. With paved patio leading onto a large area of lawn with borders of maturing trees including silver birch. Pathway to side leading to gate giving access to front, outside lighting and outside tap. Outside power points. The garden is enclosed by timber fencing.

### FRONT GARDEN

Area of lawn with beds of plants, shrubs and low level hedgerow to front boundary, pathway to front door and side gate, two car side by side driveway leading to double garage.

### DOUBLE GARAGE

18' 11" x 16' 5" (5.79m x 5.02m)

Approached via an electric up and over access door, power and lighting. Door to main residence.

### SERVICE CHARGE

There is an annual service charge of approx £318 per annum, for upkeep of the Development.





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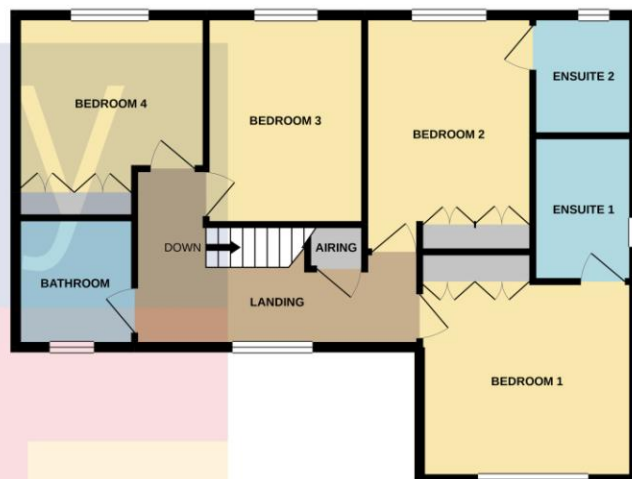


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GROUND FLOOR  
962 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 1711 sq.ft. (159.0 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		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**RADYR 029 2084 2124**

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



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