



67 MAES Y SARN
PENTYRCH
CARDIFF CF15 9QR

ASKING PRICE OF
£650,000



DETACHED PROPERTY



5



2



3



3

**** FIVE BEDROOM DETACHED FAMILY HOME ** SOUTH FACING GARDEN ** NO CHAIN **** An exceptionally sized five bedroom detached family home in the sought after area of Pentyrch, being a short distance from many local amenities such as shops, pharmacy, village hall and a short walking distance to bus stops. The property comprises of entrance hallway, lounge, spacious sitting room, boot room, cloakroom, kitchen/diner and utility. To the first floor is a family bathroom, five double bedrooms, the primary bedroom having a dressing room, ensuite and Juliette balcony. Gas central heating. South facing garden. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 2,113 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in the sought after village of Pentyrch which has a small parade of shops, a local primary school, social and recreational facilities and enjoys rural surrounding, yet is within convenient travelling distances of the city of Cardiff, the commercial and industrial areas of Pontypridd and Merthyr Tydfil and the major road networks (A470 and M4) The property is also within the catchment area for Radyr Comprehensive School and Ysgol Gyfun Plasmawr.

ENTRANCE HALLWAY

Approached via panelled composite door leading to the spacious entrance hallway. Staircase to first floor. Radiator. Archway to inner hallway with doors to dining, kitchen and cloakroom.

LOUNGE

18' 4" x 14' 0" (5.60m x 4.29m)

An excellent sized bay fronted reception overlooking the lawned front garden. Additional window to side. Cast iron wood burner. Folding doors to sitting room. Two radiators.

SITTING ROOM

22' 6" x 11' 11" (6.87m x 3.64m)

A good sized sitting room with sliding doors to rear garden. Radiator.

BOOT ROOM

Currently being used as a boot room. Ample space for storage. Door to cloakroom. Radiator

CLOAKROOM

Comprising of low level wc and wash hand basin with tiled splashback. Obscured glass window to front.

KITCHEN/DINER

20' 3" x 12' 3" (max) (6.18m x 3.74m)

A spacious kitchen with a range of base and eye level shaker style units appointed along three sides below granite worktops. Central island with matching base units below. Inset 1.5 bowl stainless steel sink with chrome mixer tap and side drainer. Inset five ring gas hob with cooker hood above. Integrated oven and grill. Space for dishwasher. Integrated fridge freezer. Ample space for family dining table. Window to rear gardens. One radiators.

UTILITY ROOM

11' 8" x 6' 9" (3.56m x 2.07m)

A range of base and eye level units appointed along two sides below laminate worktops. Inset stainless steel sink with side drainer and chrome mixer tap. Space for washing machine and drier. Tiled flooring. Window overlooking rear garden. Upvc double glazed door to rear garden.

FIRST FLOOR

LANDING

Approached via easy rising spindle staircase. Doors to all rooms. Loft access.

BEDROOM ONE

13' 7" x 11' 7" (4.16m x 3.55m)

An excellent sized bedroom overlooking the rear garden via double French doors leading to the Juliette balcony. Doors leading to dressing room and ensuite. Recessed spotlights. Radiator.

ENSUITE

9' 8" x 6' 9" (2.97m x 2.07m)

A white suite comprising of low level wc, vanity wash hand basin with storage below. Panelled corner shower cubicle with curved sliding glass doors and chrome shower head. Panelled bath with chrome mixer tap. Tiled backsplash areas. Obscured glass window to front. Chrome heated towel rail. Tiled flooring. Under floor heating.



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DRESSING ROOM

10' 0" x 4' 3" (3.06m x 1.30m)

A good sized dressing room with built in wardrobes to one side.

BEDROOM TWO

12' 5" x 11' 4" (3.79m x 3.46m)

Another good sized bedroom overlooking the front entrance approach. Built in wardrobe. Radiator.

BEDROOM THREE

11' 8" (max) x 11' 4" (3.56m x 3.46m)

A good sized bedroom overlooking the front entrance approach. Built in wardrobes. Radiator.

BEDROOM FOUR

12' 4" x 7' 10" (3.77m x 2.41m)

Upvc double glazed window overlooking the rear garden. Radiator.

BEDROOM FIVE

8' 10" x 8' 3" (2.71m x 2.52m)

Upvc double glazed window overlooking the rear garden. Storage cupboard housing boiler. Radiator.

FAMILY BATHROOM

8' 11" x 5' 4" (2.72m x 1.65m)

A white suite comprising of low level wc, vanity wash hand basin with ample storage below. Panelled bath with chrome mixer tap and shower head. Tiled splash back areas. Obscured glass window to rear. Chrome heated towel rail. Electric shaving point.

OUTSIDE

REAR GARDEN

A delightful south facing rear garden with paved patio leading to area of lawn. Enclosed via wooden fencing and mature hedges. Outside tap. Storage shed to the rear. Greenhouse to remain.

FRONT GARDEN

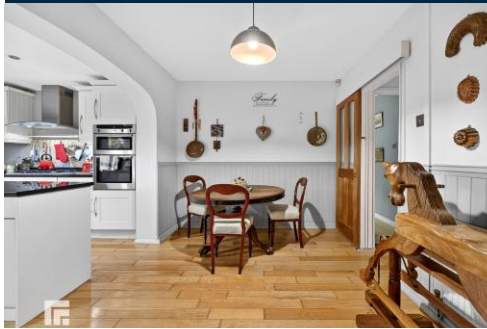
Keyblock driveway leading to garage. Area of lawn surrounded by mature shrubs.

GARAGE

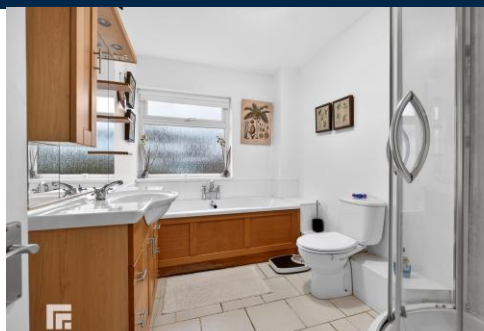
Power and lighting.



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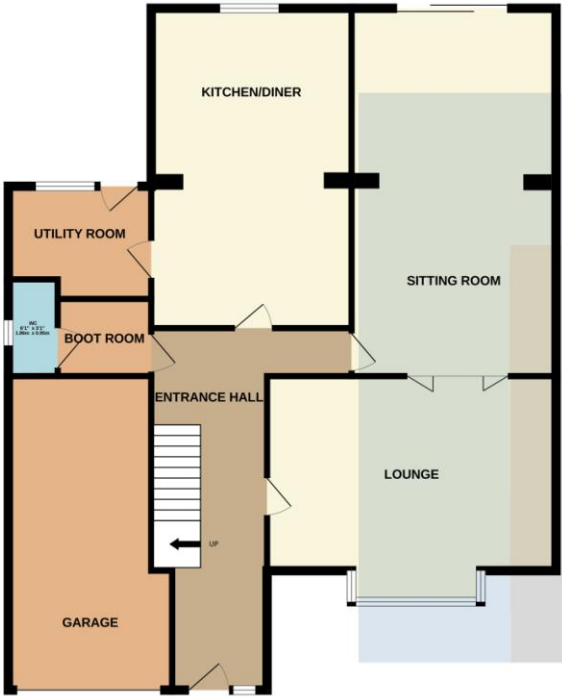


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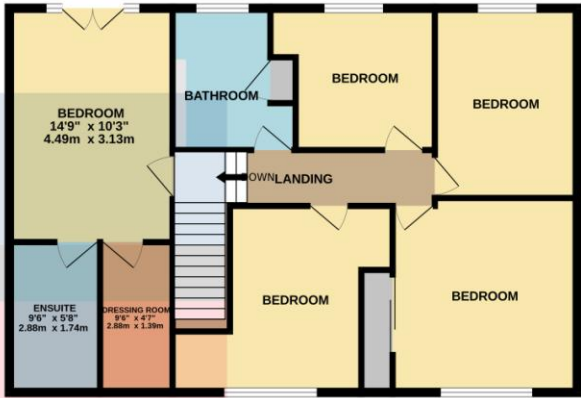


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GROUND FLOOR
1250 sq.ft. (116.1 sq.m.) approx.



1ST FLOOR
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA : 2113 sq.ft. (196.3 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		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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