



Nant Y Coed Church Road, Pentyrch

£975,000 Freehold

CHARMING FIVE BEDROOM FAMILY COTTAGE LARGE PLOT **NO CHAIN** A charming five bedroom detached family cottage located in a serene setting, on an idyllic large plot adjoining mature woodland and luscious open green field, in the much loved area of Pentyrch, having been lovingly renovated by its current owners. Offering spacious accommodation throughout. Entrance porchway, spacious entrance hallway, large lounge, L-shaped kitchen/diner and family room with french doors to the west facing raised terrace, cloakroom, home office with independent entrance. To the first floor are five bedrooms, primary bedroom with ensuite bathroom and there is a separate family shower room. Oil fuelled heating. Attractive Iroko hardwood framed double glazed windows. Attractive gardens of well manicured lawns and neat beds of plants and shrubs, log cabin and green house. Natural spring. Long driveway and detached garage. No Chain.

Council Tax band: G

Tenure: Freehold

Entrance porch

Large oak framed entrance porch with stone base level and paved flooring.

Entrance hallway

14' 6" x 8' 1" (4.42m x 2.46m)

Approached via an oak entrance door leading to the large entrance hallway. Oak framed staircase to first floor. Travertine tiled flooring. Under stairs storage cupboard. Radiator. Door to lounge. Opening to kitchen and family room.

Lounge

21' 4" x 13' 10" (6.50m x 4.22m)

An excellent sized primary reception with three windows to front. Quality oak flooring. Feature stone fireplace with oak beam above. Media wall recess with space for large tv and storage below. Two radiators.

Kitchen/breakfast and family room

40' 3" x 23' 4" (12.28m x 7.12m)

A superb L-shaped room with large open plan living and dining space. French doors leading to the raised terrace. The kitchen is well appointed along three sides in solid oak panelled doors beneath granite worktop surfaces. Inset Belfast style sink with oak wood frame surround. Inset range style cooker to remain. Space for American style fridge freezer. Plumbing for washing machine. Plumbing for dishwasher. Additional utility area with sink and drainer. Recessed spotlights. Wood flooring to family room with tiled flooring to the kitchen area. Pantry cupboard. Door to the rear. Two radiators. Door to cloakroom.

Cloakroom

Comprising low level wc, sink, obscure window to rear. Adjoining space between kitchen and home office. Floor mounted oil fuelled boiler. Radiator.

Home office

15' 3" x 11' 0" (4.65m x 3.35m)

With its own independent entrance. A versatile reception currently utilised as a home office. Wood flooring. Two radiators. Dual aspect windows, oak door.

First floor landing

Approached via an easy rising oak framed staircase with central carpet runner leading to the long central landing area. Two Velux windows to rear pitch. Two radiators.

Bedroom one

15' 2" x 9' 10" (4.62m x 3.00m)

Enjoying open field views, an excellent sized primary reception. Fitted wardrobes to one side. Quality laminate flooring. Radiator. Door to ensuite.

Ensuite bathroom

Quality white suite comprising low level wc, vanity wash basin with storage below, tiled framed bath with central taps and shower mixer. Full wall tiling. Tiled flooring. Velux window to rear porch. Chrome heated towel rail.

Bedroom two

11' 10" x 10' 2" (3.60m x 3.10m)

With aspect to two sides, a second double bedroom. Quality laminate flooring. Radiator. Fitted wardrobes.

Bedroom five

12' 2" x 8' 11" (3.71m x 2.71m)

Aspect to front. Built in high sleep bed with storage below. Radiator.

Bedroom three

11' 11" x 11' 11" (3.64m x 3.62m)

Overlooking the entrance approach and delightful gardens, a third double bedroom. Fitted wardrobes to one side. Radiator.

Bedroom four

11' 3" x 9' 3" (3.43m x 2.82m)

Aspect to front, a further double bedroom. Radiator.

Family shower room

Quality white suite comprising low level wc, wash hand basin with storage below, large corner shower cubicle. Obscured glass windows to side and rear. Recessed spotlights. Full wall tiling. Tiled flooring. Chrome heated towel rail.



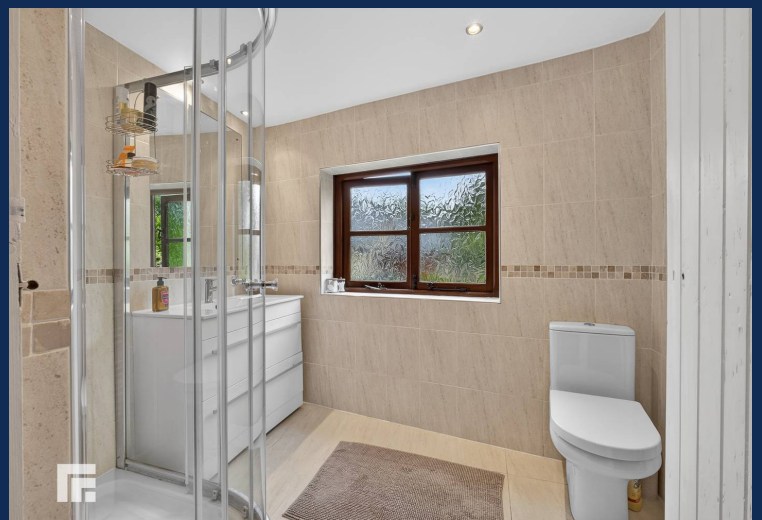
GARDEN

Large well tended gardens to front and sides with beautifully manicured areas of lawn inset with mature beds of plants, shrubs and flowers. Slow running stream and natural spring. Timber log cabin/summer house. The property is approached via a sweeping stone driveway providing parking for numerous cars. Raised deck relaxation area. The gardens are well boarded by mature woodland and beautiful green open fields. The gardens to front and side benefit from facing south and west for maximum all day sun.

GARAGE

Single Garage

Detached single garage. With up and over access door. Power and lighting.



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