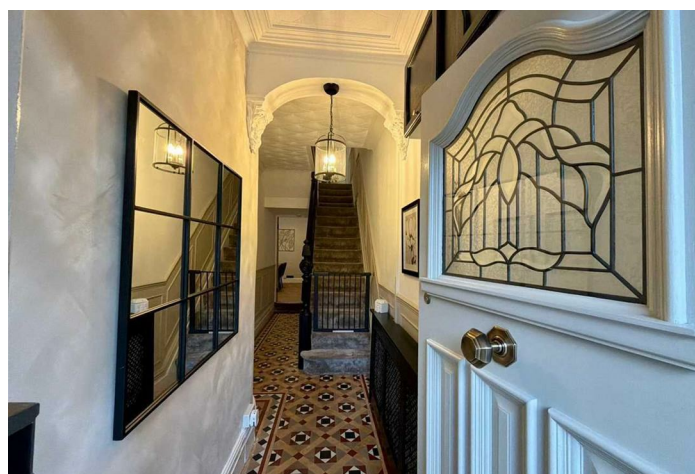
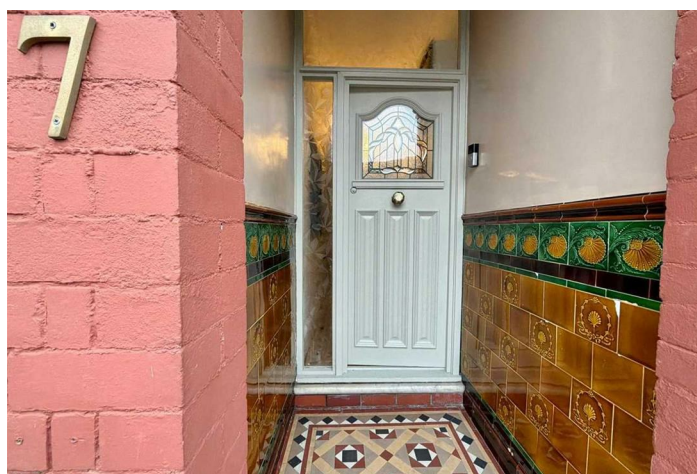


FREEHOLD



House - Terraced (EPC Rating: D)

7 MAINDY CRESCENT, PENTRE, CF41 7ES

Offers In The Region Of

£305,000



OSBORNE
ESTATES



5



2



2



D

5 Bedroom House - Terraced located in Pentre

A beautifully presented Victorian villa-style residence, set within a highly sought-after residential area of Ton Pentre, offering an exceptional blend of period charm and generous family living arranged over three floors.

This outstanding and deceptively spacious home boasts five well-proportioned bedrooms, including a bedroom with en-suite facilities, making it ideal for growing families. The accommodation further benefits from a dedicated gaming room, a spacious lounge featuring a striking large bay window with stunning panoramic views across the valley, a separate dining room, and a well-appointed kitchen with adjoining utility area.

Many original Victorian features have been retained throughout, enhancing the property’s character, elegance, and timeless appeal.

Externally, the home enjoys attractive front and rear gardens, perfect for both relaxing and entertaining, along with the added convenience of rear lane access.

Ideally located, the property offers easy access to Ton Pentre town centre, local schools, amenities, and transport links. This is a truly impressive family home, and early internal viewing is highly recommended to fully appreciate the space, layout across three floors, and exceptional views on offer.

Entrance Hall

The property is entered via a striking aluminium double-glazed panel door into an inviting entrance hallway. Finished in neutral plastered and emulsion décor with a textured ceiling and central light fitting, the hallway immediately impresses with a distinctive curved wall, decorative wall panelling and attractive feature ceramic tiled flooring. Practical under-stairs storage is thoughtfully incorporated, while elegant oak internal doors provide access to the lounge and dining room.

Lounge

26'9" x 12'1"

A generously proportioned and elegant lounge, flooded with natural light via a PVCu double-glazed bay window to the front, enjoying attractive views across the valley, complemented by a PVCu double-glazed door providing access to the rear. The room is finished in neutral plastered and emulsion décor, enhanced by a feature dado rail, ornate coving, and a flat ceiling with two central light fittings. Stylish alcoves with shelving, spotlighting, and built-in storage cupboards add both character and practicality. The space is completed with a fitted carpet, a striking feature fire surround with matching hearth and back plate housing an inset gas fire, along with a radiator, ample power points, and an inviting, comfortable atmosphere ideal for both relaxation and entertaining.

Lounge.

26'9" x 12'1"

Image 2

Lounge..

26'9" x 12'1"

Image 3

Lounge...

26'9" x 12'1"

Image 4

Lounge....

26'9" x 12'1"

Image 5

Lounge.....

26'9" x 12'1"

Image 6

Dining Room

13'5" x 11'6"

The dining room is accessed via an elegant oak internal door and benefits from a PVCu double-glazed window to the side, allowing for natural light. Finished in plain plastered and emulsion décor, the room features attractive wall panelling, a textured ceiling with decorative coving, and a central light fitting. The floor is laid to practical vinyl, complemented by matching wall and base units providing useful storage. Additional features include a radiator and power points, with a further oak door offering seamless access to the kitchen and utility area.

Dining Room.

13'5" x 11'6"

Image 2

Kitchen

12'2" x 9'1"

The kitchen benefits from a PVCu double-glazed window and door to the side, providing both natural light and external access. Finished with part ceramic tiled and part papered décor, the room features a textured ceiling with inset spotlighting and a practical vinyl floor covering. The kitchen is fully fitted with a range of matching wall and base units and incorporates a built-in oven, gas hob with overhead extractor fan, and plumbing for a dishwasher. Open access leads to a useful utility area, offering space for both a washing machine and tumble dryer. The space is completed with ample power points, making it a functional and well-designed family kitchen.

Kitchen.

12'2" x 9'1"

Image 2

Kitchen..

12'2" x 9'1"

Image 3

Utility Area

The utility area is finished with low-maintenance PVC cladding, complemented by a flat ceiling with inset spotlighting. Designed for practicality, the space provides dedicated areas for both a washing machine and tumble dryer, offering a convenient addition to the kitchen.

Hall

Bedroom 1

17'5" x 15'4"

This well-proportioned bedroom enjoys a PVCu double-glazed bay window to the front, offering attractive views across the valley and allowing an abundance of natural light. The room is finished with tasteful papered décor, a textured ceiling with a central light fitting, and a fitted carpet. Built-in wardrobes are complemented by matching bedside tables and a chest of drawers, providing excellent storage. Additional features include a radiator and ample power points, creating a comfortable and well-appointed bedroom.

Bedroom 1

12'2" x 9'1"

Image 3

Bedroom 2

12'1" x 11'3"

A generously sized bedroom with a PVCu double-glazed window to the rear, providing natural light and garden views. Finished in papered décor with elegant feature wall panelling, a textured ceiling with central light fitting, and fitted carpet underfoot. Built-in wardrobes offer excellent storage, complemented by a radiator and ample power points, creating a comfortable and practical bedroom space.

Bedroom 2.

12'1" x 11'3"

Image 2

Bedroom 3

11'7" x 7'5"

A well-proportioned bedroom with a PVCu double-glazed window to the side, finished in tasteful papered décor with decorative wall panelling and a textured ceiling with central light fitting. The room features a fitted carpet and a built-in wardrobe, which conveniently houses the boiler. Additional benefits include a radiator and ample power points, offering a practical and comfortable space.

Bathroom

8'6" x 5'4"

The bathroom is finished with a PVCu double-glazed side window, allowing in natural light. The space features a combination of plain plastered and ceramic-tiled walls, a flat ceiling with central light fitting, and durable ceramic tiled flooring. The suite comprises a bath with overhead shower, a vanity wash hand basin with inset WC, and a radiator for added comfort.

Landing Area

A spacious double landing providing access to three bedrooms and the family bathroom, with a staircase leading to the second floor. Finished in plain plastered and emulsion décor with a textured ceiling and inset spotlighting, the landing is laid to fitted carpet and includes a convenient storage cupboard, combining practicality with a light and airy feel.



Bathroom 4

14'3" x 11'2"

A PVCu double-glazed window to the front aspect provides natural light. The room features papered décor, a textured ceiling with central light fitting, fitted carpet, radiator, and power points. A door provides direct access to the en-suite.

En Suite

11'2" x 3'5"

The en-suite comprises a walk-in shower, vanity wash hand basin, and low-level WC. The space is finished with ceramic tiled décor, fitted carpet, and a radiator for comfort.

En Suite.

11'2" x 3'5"

Image 2

Bedroom 5

11'8" x 11'5"

A PVCu double-glazed window to the rear aspect provides natural light. The room features plain plastered and emulsion-finished walls, a textured ceiling with central light fitting, built-in wardrobes, fitted carpet, radiator, and power points.

Bedroom 5

Image 2

Gaming Room

12'8" x 5'8"

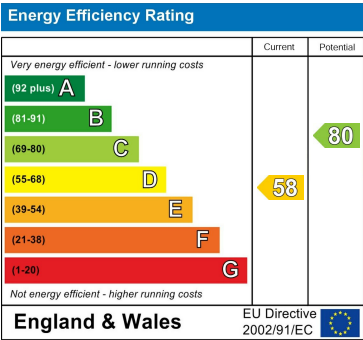
A versatile room currently utilised as a games room, offering flexible use as a home office, playroom, or dressing room. The space features a Velux roof window, papered décor, fitted carpet, TV point, and power points.



Council Tax Band

C

Energy Performance Graph



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01443 435599

sales@osborneestates.co.uk

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

