



## 44 Clos Goch, Pentyrch

£685,000 Freehold

**\*\* EXECUTIVE FOUR BEDROOM DETACHED FAMILY HOME \*\*SOUTH FACING GARDEN\*\*** An exceptionally spacious, executive four double bedroom detached 'Balmoral' style Redrow built family home in the sought after village of Pentyrch. Spacious entrance hallway, cloakroom, bay fronted sitting/play room, large lounge with double doors to the kitchen and diner, tri folding doors to rear garden and integrated appliances and there is also a utility room with side access. To the first floor is a large landing, four double bedrooms, bedrooms one & two with ensuite shower and there is a separate family bathroom. Gas central heating. Double glazing. South facing rear garden comprising paved patio and lawn. Double garage with two car side by side driveway in front. EPC Rating: B Council Tax band: G

Tenure: Freehold

## DESCRIPTION

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## 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, yoga studio, 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

### ENTRANCE HALLWAY

Dimensions: 13' 0" x 9' 8" (3.98m x 2.96m). Approached via a composite entrance door leading to the spacious hallway. Staircase to first floor with under stairs storage cupboard. Quality wood plank effect tiled flooring. Window to front. Radiator.

### SITTING/PLAY ROOM

Dimensions: 15' 1" x 10' 4" (4.61m x 3.15m). With bay fronted window. Additional window to side. A versatile reception. Quality wood plank effect tiled flooring. Radiator.

### CLOAKROOM

White suite comprising low level wc and wash hand basin. Quality wood plank effect tiled flooring. Extractor fan. Tiled splash back. Radiator.

### LOUNGE

Dimensions: 21' 5" x 12' 5" (6.55m x 3.80m). An excellent sized primary reception with windows to front and rear. Feature remote control operated fireplace. Double doors to kitchen and diner. Two radiators.

## ENSUITE SHOWER ROOM

Dimensions: 9' 7" x 5' 10" (2.94m x 1.79m). Quality white suite comprising low level wc, wash hand basin and walk in shower. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to front. Recessed spotlights. Extractor fan. Chrome heated towel rail.

## BEDROOM TWO

Dimensions: 13' 1" x 11' 3" (4.01m x 3.43m). Overlooking the rear garden, a second double bedroom. Radiator. door to ensuite shower room.

## ENSUITE SHOWER ROOM TWO

Dimensions: 7' 7" x 4' 3" (2.32m x 1.30m). Modern white suite comprising low level wc, wash hand basin, large shower cubicle with chrome shower above. Tiled splashback. Extractor fan. Obscured glass window to rear. Chrome heated towel rail.

## BEDROOM THREE

Dimensions: 12' 5" x 10' 3" (3.80m x 3.13m). Overlooking the rear garden, a third double bedroom. Radiator.

## BEDROOM FOUR

Dimensions: 11' 1" x 10' 11" (3.40m x 3.33m). Overlooking the quiet front, a further double bedroom. Radiator.

## FAMILY BATHROOM

Dimensions: 7' 7" x 7' 4" (2.33m x 2.25m). Quality white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above and swivel shower screen. Obscured glass window to rear. Electric shaver point. Tiled splash back. Extractor fan. Recessed spotlights. Chrome heated towel rail.

## OUTSIDE

### REAR GARDEN

Enjoying a southerly aspect comprising large paved patio leading upto an area of lawn with rear beds of maturing plants and shrubs. Outside light. Outside tap. Access to side.

### FRONT GARDEN

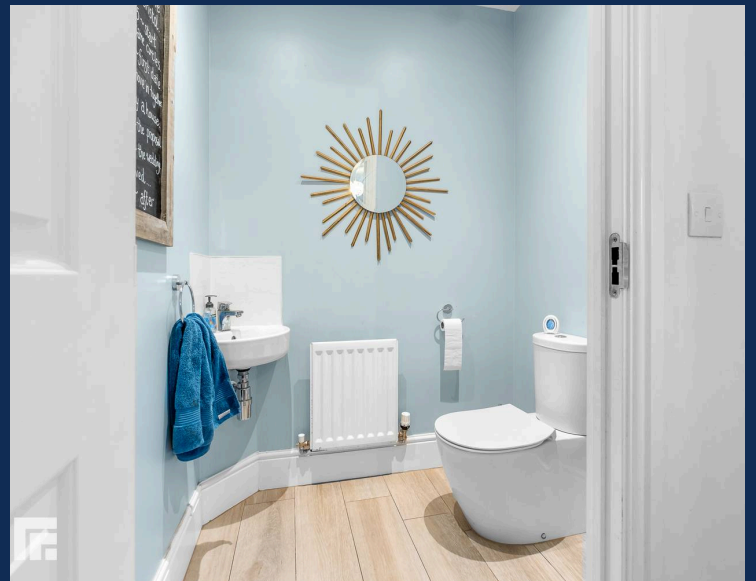
Paved steps to front porch. Inset shrubs and area of lawn.

### DOUBLE GARAGE

Dimensions: 18' 6" x 18' 4" (5.65m x 5.61m). With up and over access door. Power and lighting.

### DRIVEWAY

Two car side by side driveway in front double garage.







GROUND FLOOR  
995 sq.ft. (92.4 sq.m.) approx.



1ST FLOOR  
990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA: 1985 sq.ft. (184.4 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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