



Tom Parry

Pen Y Cae, Pentrefelin, LL52 0PY

£445,000

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Tom Parry & Co are delighted to offer for sale this stunning detached house located in the charming village of Pentrefelin. This modern double-fronted property boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your family. With 4 double bedrooms and 2 bathrooms, one being an en-suite, there is plenty of room for everyone to enjoy their own space.

Step outside to discover the tiered garden at the rear, complete with separate patio areas to either side. This outdoor space offers a tranquil retreat where you can unwind and enjoy the fresh air with privacy fully intact. The tasteful decoration throughout the house adds a touch of elegance and warmth to the property, making it truly feel like home.

With the benefit of a garage, the property offers off-road parking, providing convenience and security for your vehicles. Additionally, the parking space for 3 vehicles ensures that you and your guests will never have to worry about finding a spot.

OUR REF: C389

ACCOMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with tiled flooring throughout leading into the kitchen, radiator, under stairs storage cupboard.

Lounge

with carpet flooring, large picture window to front, radiator, gas fire fitted within marble surround and with timber mantle.

Second Lounge

with carpet flooring, radiator, dual aspect windows.

Kitchen/Diner

with tiled flooring, 2 x slimline wall mounted radiators, a range of modern wall & base units with quart worktop over, 5 x gas hob stove with extractor over, 1 bowl sink and drainer, integrated dishwasher, integrated fridge/freezer, integrated wine fridge, integrated microwave, 2 x integrated ovens, with large feature island with quart worktop over and storage drawers underneath, with dual aspect sliding doors leading into garden & patio area outside.

Utility Room

with tiled flooring, radiator, range of wall & base units with worktop over, single stainless steel sink & drainer, space and plumbing for undercounter washing machine, space for tumble dryer, door to rear.

Downstairs WC

with low level WC & sink basin.

FIRST FLOOR

Bedroom 1

with carpet flooring, radiator, 2 x large fitted wardrobes, dual aspect windows

Master Bedroom

with carpet flooring, tall slimline wall mounted radiator, dual aspect windows, door to en-suite.

En Suite

with tiled flooring & tiled walls, heated towel rail, large walk in shower, double sink vanity units with double LED demister mirrors over, low level WC & wall mounted storage unit.

Bedroom 3/Office

with carpet flooring, radiator, fitted storage cupboards. Currently being used as an office but would easily fit a double bed.

Bedroom 4

with carpet flooring, radiator, 2 x large fitted wardrobes.

EXTERNALLY

The property is accessed via a tarmacadam driveway to the front leading to house and garage. Garage door is electrically operated with light and power connected. A wrap around walkway of laid paved slabs surround the property. There is fencing at either side to the front of the house enclosing the driveway with lawned grass and planting areas with mature shrubs, plants and trees.

At the rear of the property there is a wrap around paved slabbed walkway with separate patio area's to both sides. Steps lead up to tiered grass lawned area with mature shrubs and plants creating a colourful border.

SERVICES

All mains services.

MATERIAL INFORMATION

Tenure: Freehold. Currently a permanent residence.
Council Tax Band: "F"
Private off road parking available at property.



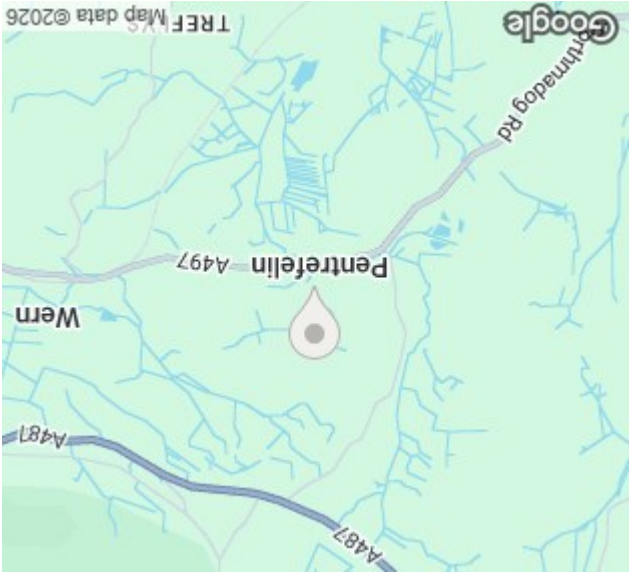
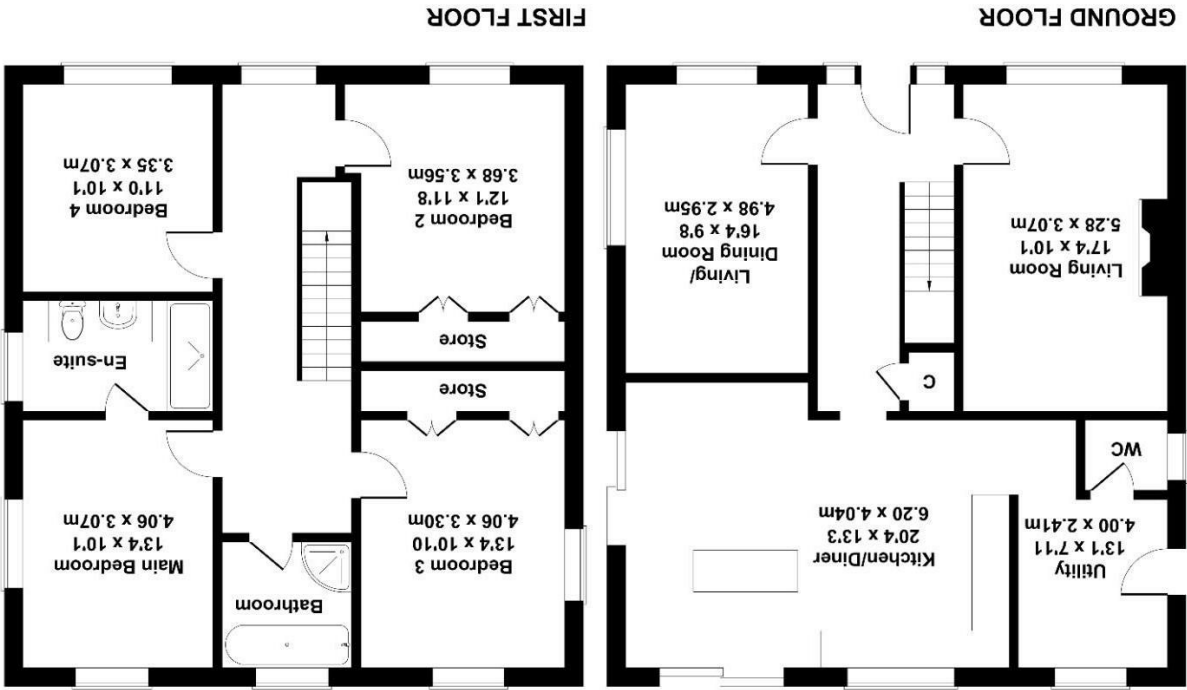




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		63 D	
			81 B