

FREEHOLD



House - Detached (EPC Rating: C)

TY BWLLFA FARM ROAD, GELLI, PENTRE,  
CF41 7NR

£449,995



OSBORNE  
ESTATES



5



3



2



C

# 5 Bedroom House - Detached located in Pentre

Nestled in the charming area of Gelli, Pentre, this impressive detached house on Farm Road offers a perfect blend of space and comfort for family living. With five generously sized bedrooms, this property is ideal for those seeking ample room for family members or guests.

The house boasts two inviting reception rooms, providing versatile spaces for relaxation and entertainment. Whether you wish to host gatherings or enjoy quiet evenings, these rooms cater to all your needs. The three well-appointed bathrooms ensure convenience for the entire household, making morning routines and family life a breeze.

Set in a peaceful neighbourhood, this home is surrounded by the natural beauty of the Welsh countryside, yet it remains conveniently close to local amenities and transport links. This property presents an excellent opportunity for those looking to settle in a welcoming community while enjoying the benefits of a spacious family home.

Do not miss the chance to make this delightful house your new home.

## Living Room

13.8x17.5

This living room is bright and welcoming, featuring large French doors that open out to the garden, allowing plenty of natural light to flood the space. Features a fireplace with a modern surround, creating a cosy focal point. Hardwood flooring and neutral walls add warmth, while the checked curtains add a touch of classic charm.

## Kitchen / Dining Room

25.9x12.7

The kitchen is a stylish, contemporary space that extends into a dining area. It boasts a sleek central island with an induction hob and breakfast bar seating, perfect for casual dining. Glossy Dove Grey cabinets with integrated appliances provide ample storage, while wood-effect herringbone flooring adds texture and character. Large windows and pendant lighting ensure the room is well lit and inviting.

## Utility Room

7.5x5.5

This utility room offers practical space with washing and drying appliances beneath dark work surfaces. Wall-mounted oak cabinets provide additional storage, while light floor tiles and a door leading outside ensure functionality and brightness in this compact room.

## Downstairs Cloakroom

8.0x3.0

The downstairs cloakroom is neatly presented with a simple white toilet and pedestal basin. The lower walls are tiled in warm beige tones, complemented by matching floor tiles and a window that allows natural light in, perfect for a convenient and stylish guest WC.

## Conservatory

11.8x10.9

The conservatory is a bright and airy retreat, featuring a glass roof and windows with wooden frames. Furnished with cushioned rattan-style armchairs and a sofa, it is the perfect spot to relax and enjoy views of the garden. The neutral flooring and patterned rug add comfort underfoot, while blinds provide shade when needed.

## Hallway

The hallway is clean and simple, with neutral walls and carpeting that complements the wood banister. It is well lit by natural light coming from windows at the front and a ceiling light. Doors lead off to various rooms and stairs rise to the first floor, making this a practical and welcoming entrance to the home.

## Bathroom

8.8x7.1

The main bathroom is modern and bright, featuring a white gacuzzi bathtub with a glass shower screen and a rainfall shower head. A wall-mounted radiator and a small white vanity unit with an illuminated mirror add a touch of contemporary style. Large marble-effect tiles surround the bath area, blending elegantly with neutral flooring.

## Bedroom 1

15.6x13.8

This bedroom enjoys plenty of natural light through the window and is decorated in muted tones. It features a large fitted wardrobe with cream and wood-effect doors. The carpeted floor and a feature accent wall behind the bed create a cosy yet airy atmosphere.

## Ensuite

5.8x7.1

The ensuite shower room is bright and modern, with a walk-in shower featuring a glass screen and a rainfall showerhead. A sleek white vanity unit with an illuminated mirror and a toilet complete this stylish and practical space. Large marble-effect tiles continue the elegant look.

## Bedroom 2

12.8x8.4

A second bedroom with a double bed and fitted wardrobes offering generous storage. The room is light with cream walls and carpet, complemented a window with blinds allows in natural light.

## Bedroom 3

12x4x7.8

This third bedroom is charming and bright, featuring two windows and whitewashed wooden flooring.

## Bedroom 4

12.7x8.9

A versatile room currently set up as a home office with two desks and chairs positioned near two windows that let in ample daylight. Wood-effect flooring adds warmth, and a large storage unit provides practical space, making this an ideal study or work area.

## Bedroom 5

15.8x9.2

The top-floor bedroom is spacious and filled with natural light from a skylight and a window. It features warm wood flooring and neutral walls.



#### En-Suite

9.8x4x7

A bathroom on the upper floor, fitted with a white bath, toilet and a towel radiator. Neutral tiles line the walls above the bath and the floor is finished with wood-effect flooring that adds warmth to the space.

#### Dressing Room

9.2x2.6

A well-appointed dressing room with ample hanging space. Natural light fills the room, highlighting the neat organisation and soft wood flooring, making this a practical and stylish walk-in wardrobe.

#### Rear Garden

The rear garden is neat and well-maintained, featuring a paved patio area ideal for outdoor seating and dining. A lush artificial lawn is bordered by stone walls and mature trees, creating a private and peaceful outdoor space. A garden shed stands at the far end, adding storage and utility.

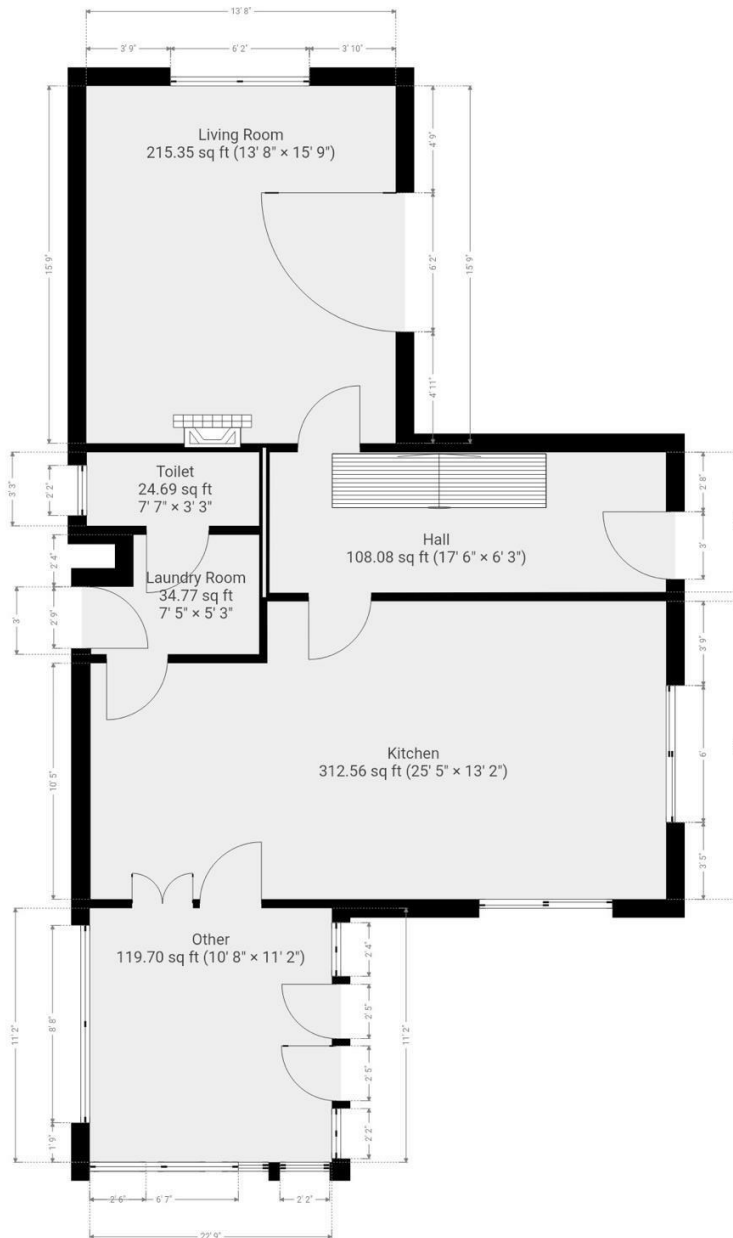
#### Front Exterior

The front exterior of the property features a brick and cream rendered facade with a wooden front door adorned by a canopy and hanging baskets. A gated driveway provides parking, and mature hedges add privacy. The surrounding area is peaceful, with trees in the background.

#### Terrace / Patio

The driveway and terrace area include a large paved space ideal for parking or outdoor entertaining, with steps leading up to the conservatory. The terrace is paved with large tiles and enclosed by low walls, providing a safe and private outdoor area adjacent to the property.



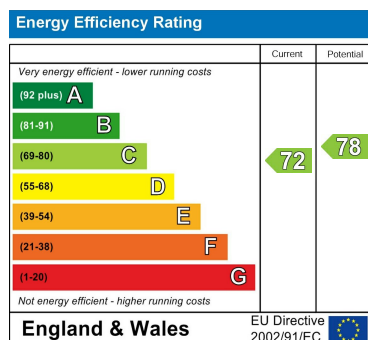


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