FREEHOLD







House (EPC Rating:)

9 MAINDY CRESCENT, TON PENTRE, PENTRE, CF41 7ES

£310,000

OSBORNE ESTATES

5 2 2

5 Bedroom House located in Pentre

Nestled in the charming area of Maindy Crescent, Ton Pentre, this exquisite Victorian-style residence offers a splendid blend of classic elegance and modern comfort. Spanning three storeys, the property boasts five generous bedrooms, making it an ideal family home or a spacious retreat for those who appreciate room to breathe.

As you enter, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The original features of the house have been lovingly restored, showcasing the character and charm that Victorian architecture is renowned for. High ceilings, ornate mouldings, and period fireplaces create a warm and welcoming atmosphere throughout.

The property also includes two well-appointed bathrooms, ensuring convenience for all residents. One of the standout features of this home is the potential for off-road parking, a rare find in such a desirable location.

Moreover, the residence offers outstanding views of the surrounding valleys, providing a picturesque backdrop to daily life. Whether you are sipping your morning coffee or enjoying a sunset, the scenery is sure to inspire.

Front Garden
The front garden is attractively landscaped with a neatly trimmed lawn bordered by mature shrubs and a tree providing some height and interest. A paved pathway leads up to the house, flanked by well-maintained beds and ornamental plants, offering a welcoming approach to the property.

Hallway
The hallway features a charming patterned original tiled floor that leads past the original wooden staircase with a comfortable carpet runner laid over original pine staircase. Soft warm walls and a classic chandelier create an inviting first impression, while a wooden console table adds a practical and decorative touch to the space.

Living Room
15'6" x 14'1"

This spacious living room benefits from a large bay window that floods the room with natural light and frames stunning views of the surrounding hills. The engineered Birch Wood floor complements the classic fireplace creating a cosy and elegant space. With ample space for a sofa and two recliner chairs and a matching ottoman. A chandelier adds a touch of sophistication to the high ceiling with original coving.

Sitting Room
11'4" x 10'11"

A second sitting room offers a bright and cosy retreat with engineered Birch Wood flooring underfoot and French doors draped with sheer curtains that open to the outside. The room is furnished with a curved leather sofa and wooden furniture, including a TV stand and side tables, with a leafy plant adding a natural touch to the warm space. A chandelier adds a touch of sophistication to the high ceiling with original coving.

Kitchen
13'8" x 11'9"

The kitchen is bright and functional with tiled flooring and a large window overlooking the rear. Modern grey cabinets provide ample storage, complemented by a granite-effect countertop. Integrated appliances include a induction hob, oven with extractor hood, fridge and dishwasher. A round glass breakfast table with upholstered chairs offers a convenient dining space within the kitchen area.

Utility Room
11'9" x 4'11"

The utility room is practical and well laid out, with space for a washing machine beneath a counter and overhead cupboards for additional storage. A door leads directly outside, facilitating easy access for laundry and household chores. Tiled flooring continues from the kitchen area for a consistent and easy-to-clean surface.

Shower Room
11'8" x 4'7"

This shower room boasts a large walk-in shower with double glass doors and contemporary fixtures. A vanity unit with a sink offers storage and is topped with a mirror cabinet, while neutral tiled floors and walls provide a clean and modern aesthetic. The room is brightened by recessed ceiling lights and a small window.

Landing
The staircase and landing feature the original wooden bannisters and feature a carpet runner in a neutral tone laid over the original, lovingly restored floorboards. The space and provides access to the three bedrooms and bathroom.

Bathroom
8'7" x 5'5"

A bright bathroom is presented with fully tiled walls and floor in a natural stone effect. It includes a bath with a convenient wooden bath tray, a modern vanity unit with sink beneath a large mirror, and a close-coupled toilet. A window allows natural light to fill the space, enhancing the warm, inviting tone of the room.

Bedroom 1
15'5" x 18'3"

This spacious principal bedroom is enriched by a large bay window framing views of the hills. Lovingly restored original floorboards run throughout the room, complementing the warm neutral decor. The original fireplace adds warmth and character to the space.

Bedroom 2
12'2" x 10'10"

A second double bedroom is presented with lovingly restored original floorboards, a large window with curtains, and fitted wardrobes. The room is softly decorated in neutral tones with ample space for a double bed and bedside tables, offering a calm and restful space.

Bedroom 5
11'10" x 7'4"

A smaller, bright bedroom benefits from natural light through a window with curtains. The room features original wooden floorboards and neutral decor, with space for a bed and storage, making it ideal as a guest room, nursery, or study.

Landing
The staircase and landing feature the original wooden bannisters and feature a carpet runner in a neutral tone laid over the original floorboards.



The landing is brightened by a skylight that allows natural light to spill in, illuminating the space and providing access to the upper-floor rooms.



Bedroom 3

18'4" x 10'10"

This top-floor bedroom is a charming space with sloping ceilings and a single window that frames views outside. Original wooden floorboards add warmth underfoot, and the neutral walls provide a blank canvas for furnishing and decoration to suit individual style.

Bedroom 4

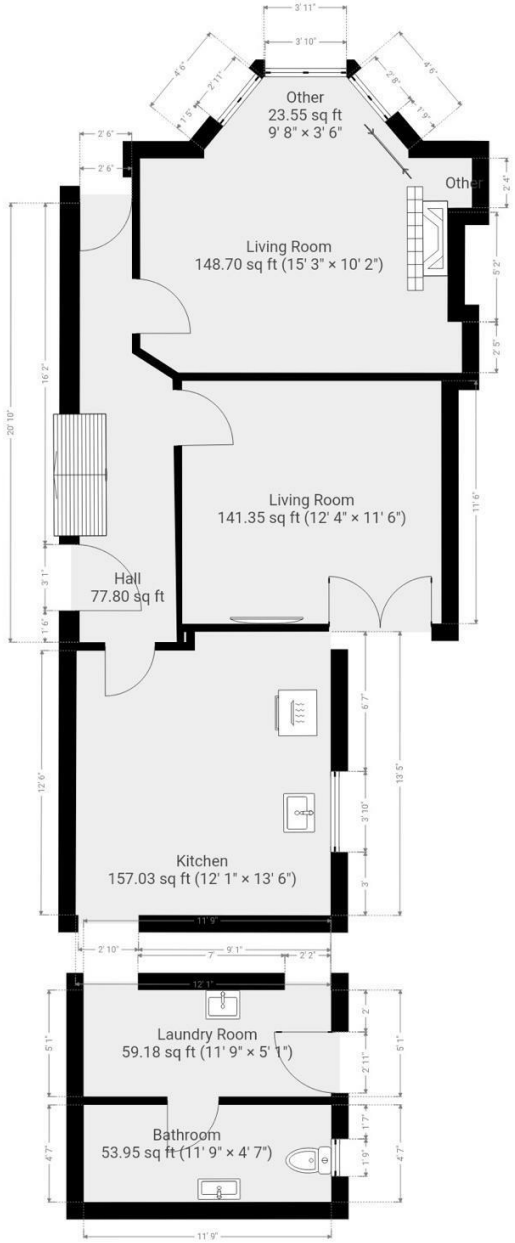
11'8" x 12'2"

This top-floor bedroom is a charming space with sloping ceilings and a single window that frames views outside. Original wooden floorboards add warmth underfoot, and the neutral walls provide a blank canvas for furnishing and decoration to suit individual style.



Rear Garden

The rear garden features a paved patio area enclosed by stone walls and fencing, creating a private outdoor space. Steps lead up to a raised terrace with additional open paved space, ideal for outdoor seating and entertaining, surrounded by mature greenery and shrubs providing a pleasant backdrop. The top tier provides potential off road parking, with gated access top the rear lane.

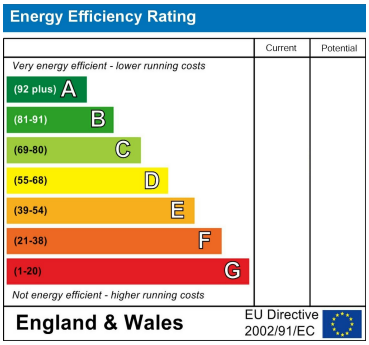


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