



1 Pantbach, Pentyrch

£515,000 Freehold

**** EXTENDED FOUR BEDROOM DETACHED ** SOUGHT AFTER LOCATION **** A bright and well presented four bedroom detached family home in a sought after village location. Entrance porch, entrance hallway, cloakroom, lounge, dining room, kitchen/breakfast room, utility room, garden room, study/play room. To the first floor there are four bedrooms and a family bathroom. Gas central heating. Spacious westerly facing landscaped rear garden.

Garage. EPC Rating: D

Council Tax band: F

Tenure: Freehold

ENTRANCE

Entered via block paved driveway to front door. Corner plot mainly laid to lawn with mature hedge to side and shrub borders.

PORCH

Dimensions: 6' 5" x 3' 1" (1.96m x 0.96m). Entered via double glazed door into porch. Full height double glazed window to side, window to front. Spotlights. uPVC double glazed door into hallway.

HALLWAY

Dimensions: 12' 7" x 5' 11" (3.84m x 1.81m) max. Doors to lounge, dining room, kitchen/breakfast/family room and WC. Engineered oak flooring. Stairs rising to first floor with under stair cupboard. Radiator.

LOUNGE

Dimensions: 18' 6" x 11' 6" (5.64m x 3.53m). uPVC double glazed window to front with beautiful views. Laminate wood flooring. Gas fireplace with marble hearth. Two radiators. uPVC double glazed doors to garden room.

DINING ROOM

Dimensions: 9' 6" x 8' 2" (2.90m x 2.49m). uPVC double glazed window to front. Radiator. Engineered oak flooring

KITCHEN/BREAKFAST ROOM

Dimensions: 23' 0" x 11' 2" (7.02m x 3.42m) max. A beautifully appointed kitchen to include a wide range of base, eye level, and full height units incorporating one and a half bowl stainless steel sink with complementary granite work surfaces. Fitted electric Neff oven with space for microwave. Electric Neff induction hob with extractor fan over. Integrated fridge/freezer and dishwasher. Tiled flooring. Spotlights. Open plan to breakfast room. Underfloor heating throughout. Feature double glazed corner bifold doors to rear and side. Vaulted ceiling with skylight. Glazed doors to garden room and utility room.

UTILITY ROOM

Dimensions: 7' 0" x 5' 8" (2.15m x 1.74m). Solid oak worktops with inset Belfast sink, space for washing machine and slim tumble dryer. Double glazed window to rear and glazed external door to side. Skylight. Radiator. Extractor fan.

GARDEN ROOM

Dimensions: 18' 5" x 7' 10" (5.63m x 2.39m). Double glazed windows and patio doors covering the whole rear aspect. Glazed door to study/play room. Underfloor heating. Spotlights.

STUDY/PLAYROOM

Dimensions: 13' 11" x 7' 11" (4.26m x 2.43m). Vaulted ceiling with feature corner double glazed windows to side and rear. Underfloor heating. Double glazed window to front plus window and Velux window to side. Spotlights.

CLOAKROOM

Dimensions: 6' 0" x 3' 0" (1.83m x 0.92m). Low level WC and wash hand basin. Ladder radiator. Tiled splash backs and flooring. Extractor fan. Spotlights.

FIRST FLOOR LANDING

Doors to four bedrooms and bathroom. Loft access (part boarded).

BEDROOM ONE

Dimensions: 12' 3" x 9' 10" (3.75m x 3.02m). Fitted wardrobes and dressing table. uPVC double glazed window to front with superb views. Radiator.

BEDROOM TWO

Dimensions: 12' 1" x 9' 11" (3.69m x 3.03m). Fitted wardrobes. Opening for additional clothes storage. uPVC double glazed window to front with views. Radiator.

BEDROOM THREE

Dimensions: 9' 1" x 8' 8" (2.77m x 2.66m). uPVC double glazed window to rear. Radiator.

BEDROOM FOUR

Dimensions: 8' 11" x 8' 8" (2.73m x 2.66m). uPVC double glazed window to rear. Radiator.

BATHROOM

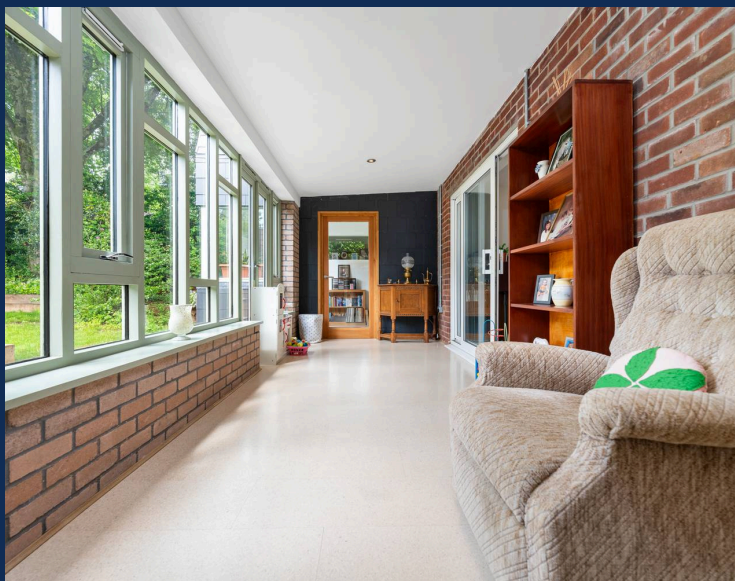
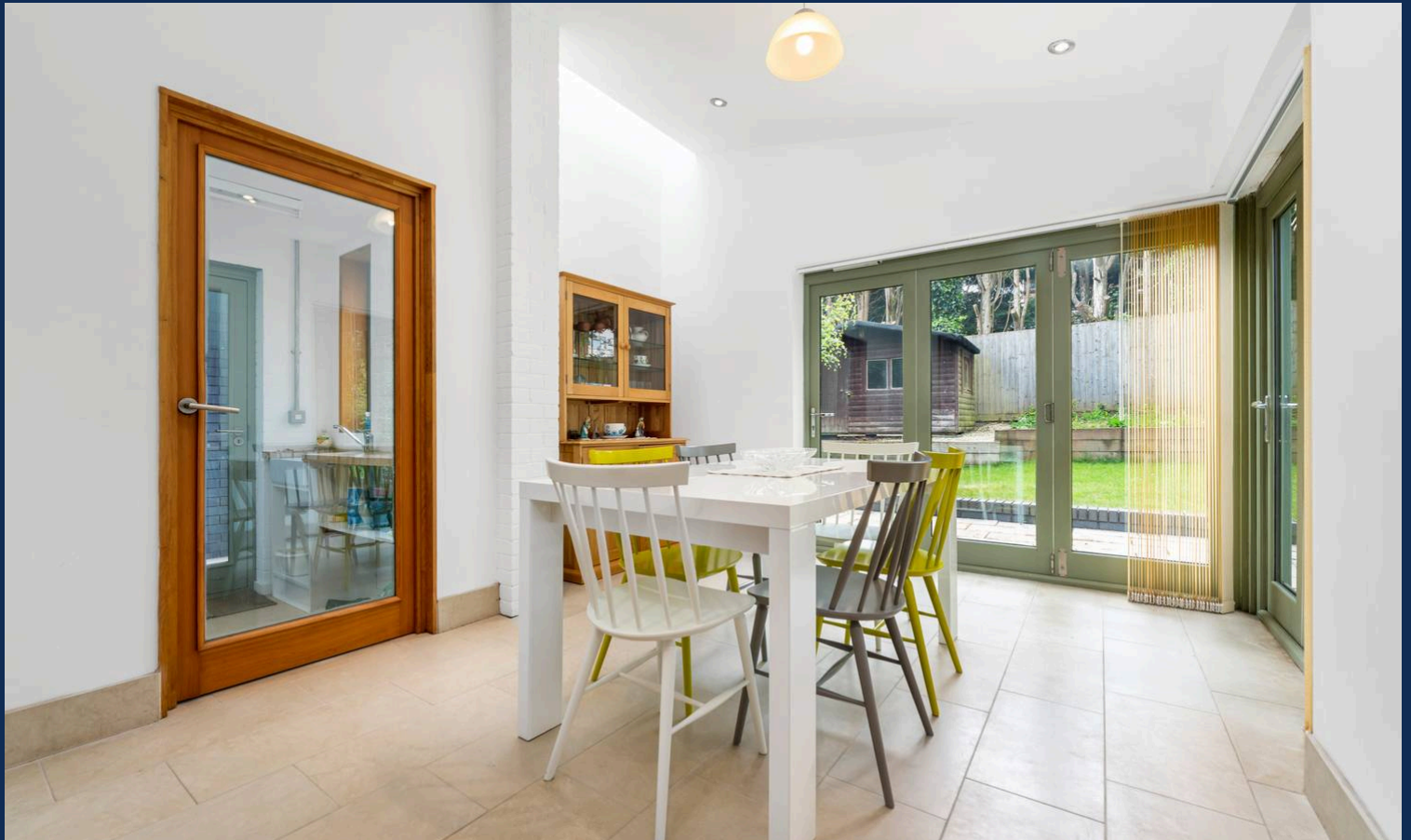
Dimensions: 9' 9" x 5' 11" (2.98m x 1.81m). A stylish suite comprising; vanity enclosed wash hand basin with oak worktops, low level WC, fitted bath and fully tiled shower cubicle. Tiled flooring and splash backs. Spotlights. uPVC double glazed obscure window to rear. Ladder radiator. Underfloor heating.

OUTSIDE - REAR GARDEN -

A spacious, Westerly facing, landscaped rear garden, mainly laid to lawn with paved patio and raised borders. Mature hedging, boundary fence. Outside tap. Pedestrian access to garage. Garden shed.

SINGLE GARAGE

An up and over electric garage door with windows above. Light and power. Wall mounted gas central heating boiler.









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