



**SWALLOWMEAD, PENUEL ROAD**  
**PENTYRCH**  
**CARDIFF CF15 9LJ**

ASKING PRICE OF  
**£675,000**



**DETACHED PROPERTY**



**4**



**2**



**2**



**3**

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX : 2052 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**\*\* FOUR BEDROOM DETACHED ON A LARGE PLOT \*\* DELIGHTFUL COUNTRY VIEWS \*\* NO CHAIN \*\*** A bright and spacious four bedroom family home located on a large plot, with bedrooms on the ground floor with a large family lounge to the first floor. Entrance porch, hallway opening to the family room, neat fitted kitchen, sitting room or bedroom four. Inner hallway with three bedrooms, primary bedroom with ensuite shower room. To the first floor is a large lounge enjoying open views to the rear and a family bathroom. Gas central heating, double glazing. Large lawned rear garden. Garden to front. Long driveway to side. No chain. EPC rating: D

#### LOCATION

The property is situated in the village of Pentyrch, approximately 7 miles north west of the capital City. The village is served by a group of local shops which includes a supermarket, post office, beauty salon and newsagents. There are two public houses and a surgery. The village of Creigiau is also nearby with a supermarket, post office and public house. There are a wide range of local organisations and sporting activities including rugby, bowls, tennis and cricket. There are bridle paths and footpaths close by.

#### ENTRANCE PORCHWAY

Approached via a woodgrain effect uPVC entrance door leading to the entrance porchway. Tiled flooring. Window to side.

#### ENTRANCE HALLWAY

Approached via a wood panelled entrance door leading to the entrance. Staircase to first floor. Opening to the lounge.

#### FAMILY ROOM

18' 6" x 12' 6" (5.65m x 3.82m)

With french door to the rear garden and a French doors opening to the conservatory. Feature fireplace. Two radiators. Door to inner hallway.

#### SITTING ROOM/BEDROOM FOUR

11' 10" x 11' 0" (3.62m x 3.36m)

Overlooking the front garden, a good sized sitting or fourth bedroom. Radiator.

#### CONSERVATORY

18' 2" x 12' 7" (5.55m x 3.84m)

An exceptionally spacious conservatory with large French doors to rear garden and enjoying full views of the delightful gardens. Tiled flooring with underfloor heating.

#### KITCHEN

11' 3" x 10' 1" (3.45m x 3.08m)

Appointed along three sides in woodgrain fronts beneath round nosed laminate fronts. Inset stainless steel sink with side drainer. Inset four ring hob with oven below. Matching range of eye level wall cupboards. Tiled splash back. Window to front. Door to utility.

#### UTILITY ROOM

8' 4" x 4' 0" (2.56m x 1.23m)

Plumbing for washing machine. Door and window to side. Wall mounted 'Ideal Classic' gas central heating boiler.

#### INNER HALLWAY

With doors to all bedrooms.

#### BEDROOM ONE

13' 1" x 9' 9" (3.99m x 2.98m)

Overlooking the delightful rear garden, a good sized primary bedroom. Range of fitted wardrobes to one side. Radiator. Door to ensuite.

#### ENSUITE SHOWER ROOM

Comprising low level wc, wash hand basin and shower cubicle. Window to side. Tiled splash back. Chrome heated towel rail.

#### BEDROOM TWO

11' 9" x 7' 5" (3.60m x 2.28m)

Overlooking the front garden, a further good sized bedroom. Radiator.

#### BEDROOM THREE

9' 2" x 9' 1" (2.81m x 2.78m)

Aspect to rear, a good sized third bedroom. Radiator.



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## FIRST FLOOR LANDING

Approached via a single flight staircase leading to the central landing area. Window to side. Eaves storage. Airing cupboard housing the hot water cylinder.

## LOUNGE

29' 4" x 25' 1" (max)(8.95m x 7.67m)

An excellent sized lounge with windows to front and rear. French doors overlooking the large rear garden and beyond. (Currently no Juliette balcony or balcony but potential to be added). Three radiators. Built in storage cupboard.

## FAMILY ROOM

10' 7" x 4' 9" (3.25m x 1.47m)

White suite comprising low level wc, vanity wash basin with storage below, panelled bath with shower mixer tap. Full wall tiling. Recessed spotlights. Obscure glass window. Radiator.

## OUTSIDE

### REAR GARDEN

A delightful rear garden, enjoying an open south facing aspect with large area of lawn. Wide area of lawn to side. Access via both sides. Large barn style timber storage shed.

### FRONT GARDEN

With hedgerow and tree to front boundary. Area of lawn with inset shrubs. Paved pathway to front. Long driveway to side.



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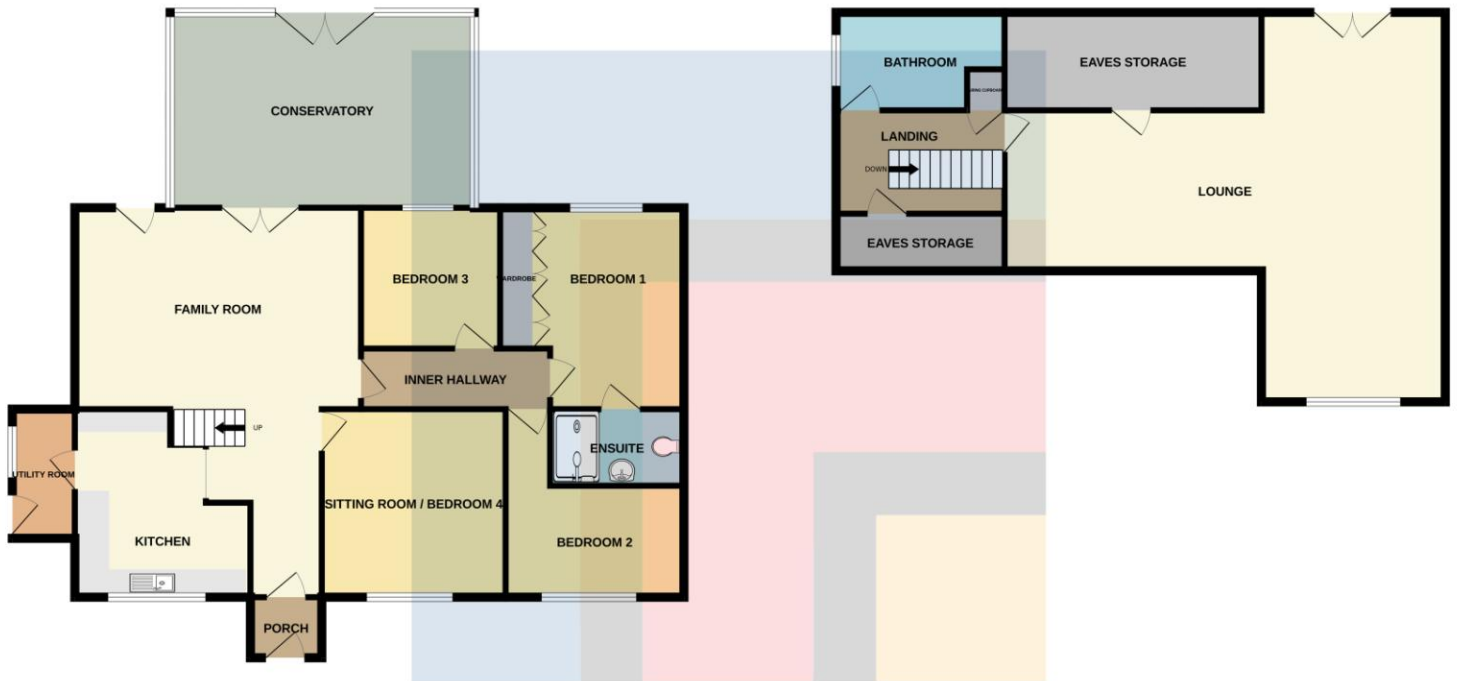
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GROUND FLOOR  
1293 sq.ft. (120.1 sq.m.) approx.

1ST FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 2052 sq.ft. (190.6 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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