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1926 - 2026

Castle Cottage Church Road, Pentyrch

Cardiff

£699,950

Castle Cottage Church Road

This unique, characterful three bedroom cottage is situated in a peaceful setting with mature landscape gardens, within walking distance of the village Centre and enjoying for reaching southerly Views.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Unique, characterful attached cottage.
- Peaceful setting on the village periphery.
- Far-reaching southerly views.
- Walking distance to the village centre with it's range of amenities and services.
- Excellent commuting options via the A470 and M4.
- Extended, flexible living accommodation.
- Two generous-sized reception rooms plus kitchen/breakfast room.
- Ground floor cloakroom.
- Principal bedroom with dressing area and ensuite.
- Guest bedroom also with ensuite shower room and separate cloakroom.
- Mature landscaped garden plot.



This truly unique attached Cottage offers spacious and flexible living and bedroom accommodation, retaining a wealth of original character features. The property is situated within the St Catwg's Church Conservation Area.

Situated near the periphery of the village, yet within walking distance of all amenities and services, it enjoys a tranquil location and far-reaching southerly views into the Vale of Glamorgan.

The **ENTRANCE HALL** has slate tiled floors, a built-in sideboard, and painted tongue and groove ceiling with inset spotlighting. A cupboard above the stairway houses a gas-fired central heating boiler which heats the main part of the cottage

Off the entrance hall is a ground floor **CLOAKROOM** housing a white two-piece suite, with full tiling to the floor and walls, and a skylight to the rear.

The **SITTING ROOM** has two pairs of French doors giving access and views into the landscaped front garden. The room has a high vaulted ceiling with visible roofing timbers and engineered oak wood flooring.

Steps lead up to a **GUEST BEDROOM SUITE** comprising: **BEDROOM THREE**, a dual aspect room with windows to the side and front. It has a high vaulted ceiling with visible roofing timbers, double doors into a wardrobe cupboard, and a mezzanine storage space above.

The **EN-SUITE SHOWER ROOM** has a two-piece suite comprising: a shower tray with mains-powered shower fitted and a wall-mounted sink unit. The room has full tiling to the floor and walls. A separate cloakroom has a low-level WC and wall-mounted wash hand basin.

The main living area consists of an open-plan dining room into lounge. The **DINING AREA** is dual aspect, with windows to the front and side aspects enjoying views into the garden. It has exposed wooden floorboards. The **LOUNGE** is found within the original Cottage and is the oldest part of the Property. A woodburning stove is set on a flagstone hearth and is flanked by display shelving and the original flagstone steps leading to the first floor. The lounge area has slate tiled flooring and visible roofing timbers.

Beyond the lounge is a small inner hallway with stairs to the first floor, and door into:

The extended **KITCHEN/BREAKFAST ROOM** has windows and a glazed door overlooking the enclosed garden, with three skylights providing additional natural light. A fitted range of pine base and wall-mounted units with slate work surfaces. Space and plumbing are provided for a full range of white goods and vinyl tiled flooring. Door into understairs pantry cupboard.

To the first floor, **BEDROOM ONE** is a generous-sized **PRINCIPAL BEDROOM SUITE** with windows to the front and side aspects, a high vaulted ceiling and visible roofing timbers. The **DRESSING AREA** has built-in wardrobe cupboards and a skylight. The **EN-SUITE SHOWER ROOM** has a white three-piece suite, tiled floor and extensive tiling to walls.

BEDROOM TWO is a comfortable double bedroom with a window overlooking the rear garden, a skylight, and fitted wardrobe units.

The upgraded **FAMILY BATHROOM** has a white three-piece suite including a panel bath with mains-powered shower over, low-level WC, and pedestal wash hand basin. The room has full tiling to the floor and walls and access to an overstairs linen storage cupboard.

Accessed from the front garden and situated below the guest bedroom is a versatile room currently used as a music/office/study. It benefits from power and lighting, fitted storage cupboards, and can be utilised for a multitude of purposes, providing a separate heating system for this part of the cottage.

Outside:

To the front of the property is a pretty enclosed mature landscaped garden with well-stocked shrub and flower borders, a lawn, and a flagstone-laid patio extending from the house. It enjoys far-reaching southerly views into the Vale of Glamorgan.

Across the shared private driveway is an additional garden space with a raised shrub and flower borders, timber-framed garden shed, and stone-built wood store.

To the rear is an enclosed low maintenance landscaped garden laid with ornate gravel and flagstone pathways, with a range of mature shrubs and trees.

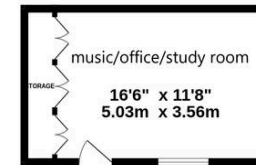




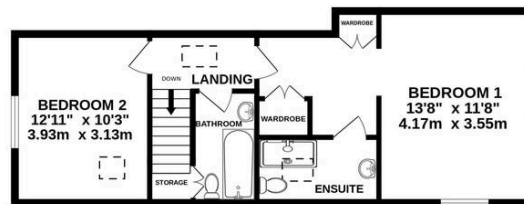
GROUND FLOOR
1023 sq.ft. (95.0 sq.m.) approx.



LOWER GROUND FLOOR
220 sq.ft. (20.4 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1777 sq.ft. (165.1 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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