



Pant Yr Wyn, offers in excess of £785,000

- Council Tax Band - G
- Superb position near to Roath Park Lake, Wellfield Road, Rhydypennau Primary School and Cardiff High School
- Well Presented Throughout
- Detached Double Garage
- Driveway Parking for multiple vehicles
- Electric Remote-Controlled Gates
- Close to transport links including train



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About the property

A charming double fronted, four bedroom detached home in Pant Yr Wyn, Penylan. Occupying a delightful position within an exclusive gated community, away from passing traffic yet only minutes from local amenities such as Roath Park Lake, local independent businesses, cafes and restaurants. This substantial family home provides 1,916 square feet of versatile living, including a 22'5 x14 ft modern fitted kitchen, dining area, a 21'9 x11'9 ft lounge, along with a separate snug. The property is surrounded by generous outside space, including a large driveway for up to five cars, with access to a detached double garage, with a spacious and enclosed rear garden.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



Accommodation

Driveway And Front Garden

Garage

Large, detached double garage with electricity supply.

Entrance Hall

Enter via a wooden front door with two vertical obscure glazed panels and a further obscure glazed panel to the side, opening into an impressive two-storey galleried hallway. Stairs to the first floor with a wooden balustrade, and there is a useful under-stairs storage cupboard. The hallway features coved ceilings, tiled flooring and a radiator.

Lounge

21' 9" x 11' 9" (6.63m x 3.58m)

A spacious reception room with double-glazed windows to the front and double-glazed patio doors opening to the rear garden. Features include coved ceilings, wooden flooring, two radiators and a stone fireplace.

Snug

11' 10" x 10' 10" (3.61m x 3.30m)

Another reception room, or home working office, with a double-glazed bay window to the front. Finished with coved ceilings, wooden flooring and a radiator.

Kitchen/ Dining Room

22' 5" x 14' (6.83m x 4.27m)

A stunning and spacious open plan kitchen and dining area with double-glazed windows to the rear and double-glazed patio doors to the side leading to the rear garden. The kitchen offers a substantial island with integral breakfast bar and vegetable sink equipped with a waste disposal unit whilst all the worktops are comprised of granite stone.

Appliances include a 5x burner cooking hob with extractor fan above, 2x eye-level ovens (with a plate warmer), integral dishwasher and alcove for American-style fridge freezer.

The dining area features coved ceilings and a radiator.

Utility Room

Fitted with base units and tiled splashbacks with wooden work surfaces and a ceramic sink. Space for a washing machine and tumble dryer. Combi boiler

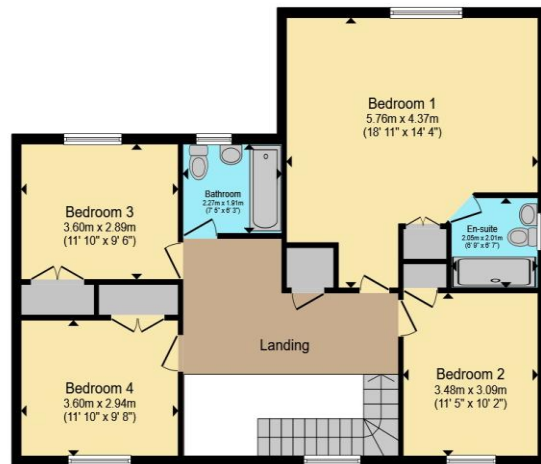
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Floorplan



Ground Floor



First Floor

Total floor area 201.7 m² (2,171 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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