1 Clos Goch, Pentyrch

£600,000

Clos Goch.

The spacious separate living room provides a welcoming retreat, offering generous proportions for relaxing evenings, entertaining guests and spending time together as a family. Complementing the impressive open-plan kitchen, dining and sitting room, this additional reception space provides valuable flexibility for modern family living.

This substantial detached home also offers four generous double bedrooms, including a principal bedroom with private en-suite, alongside a family bathroom, utility room and ground-floor cloakroom. Situated in sought-after Pentyrch, the property enjoys outstanding countryside and woodland views, a generous established rear garden, garage and private driveway parking for up to six vehicles.

At the heart of this impressive detached family home is a superb open-plan kitchen, dining and sitting room, thoughtfully arranged to create a welcoming and sociable environment for everyday living. The kitchen provides excellent storage and preparation space, while the generous dining and additional seating areas offer flexibility for family meals, entertaining friends and relaxing together.

The open-plan arrangement allows the different areas to flow naturally into one another, creating a spacious and connected family environment. Glazed doors provide direct access to the established rear garden, extending the living accommodation outdoors during the warmer months and creating an excellent setting for summer gatherings, barbecues and outdoor dining.

Complementing this impressive family space is a separate living room, offering a quieter retreat away from the main open-plan accommodation. A dedicated utility room and ground-floor cloakroom add further convenience, ensuring the property is as practical as it is spacious. Upstairs, four generously proportioned double bedrooms provide comfortable accommodation, including a principal bedroom with private en-suite shower room and a versatile fourth bedroom currently arranged as a home office.

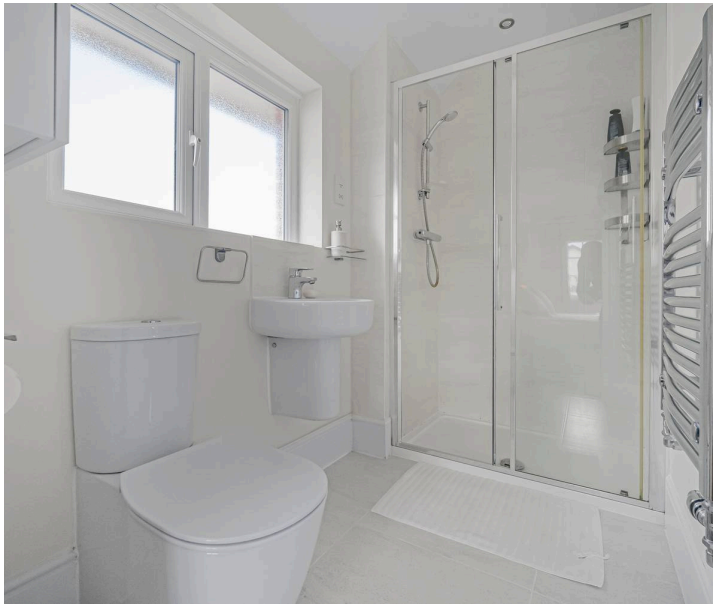
The property's appeal extends well beyond its generous interior, with outstanding views across the surrounding countryside and woodland adding to its attractive village setting. A substantial established rear garden, garage and private driveway parking for up to six vehicles complete this excellent family home, conveniently positioned for access to Cardiff and the surrounding areas.

The first floor continues the generous proportions found throughout this substantial detached family home, offering four genuine double bedrooms designed to provide comfort, flexibility and practicality. Each bedroom offers versatile accommodation, making the property particularly well suited to growing families, visiting guests and those requiring dedicated space to work from home.

The principal bedroom provides a comfortable private retreat, benefiting from fitted storage and its own en-suite shower room. Three further double bedrooms offer excellent flexibility, with the fourth currently arranged as a home office, demonstrating how easily the accommodation can adapt to changing requirements. A separate family bathroom serves the remaining bedrooms, while an additional cloakroom on the ground floor provides everyday convenience.

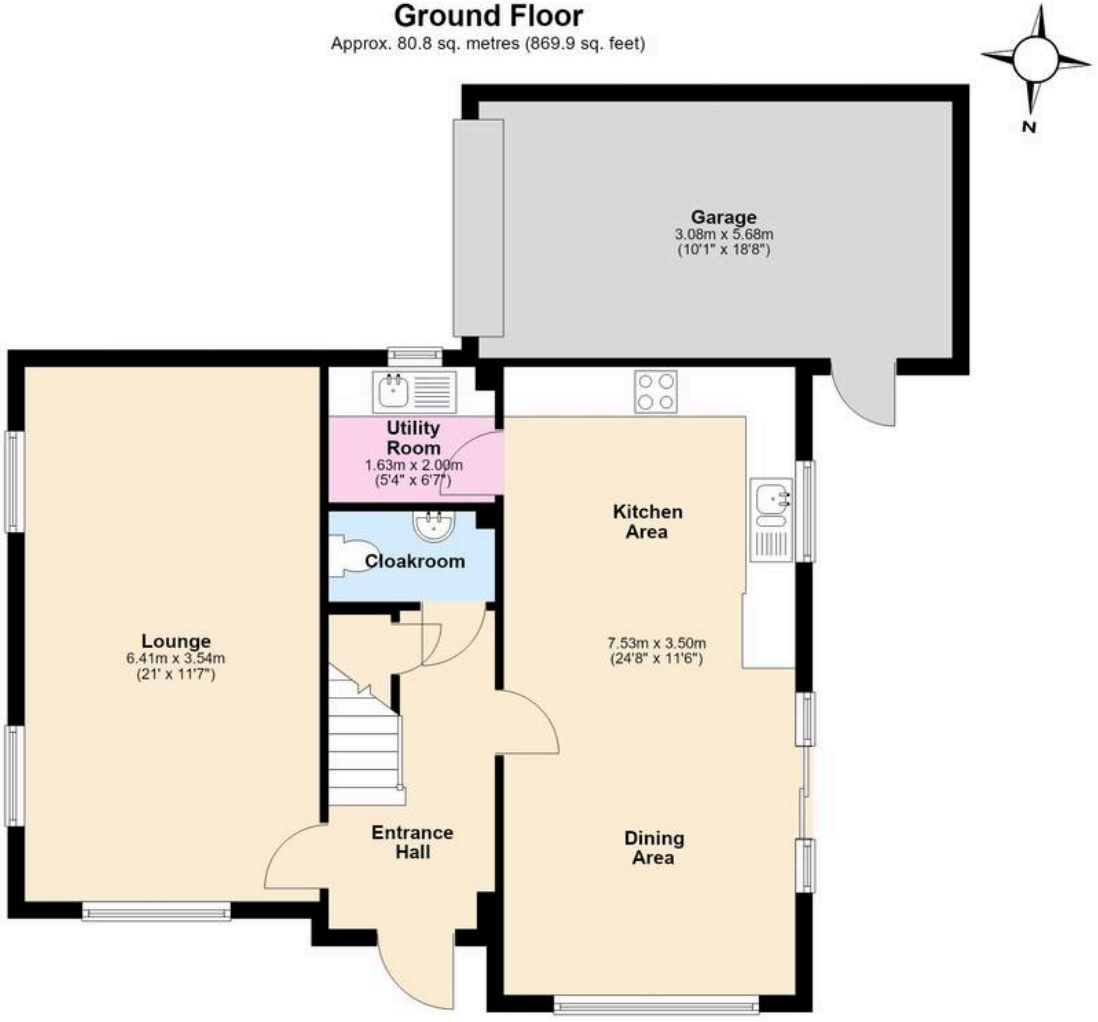
Downstairs, the impressive open-plan kitchen, dining and sitting room creates a welcoming centre for family life, with generous space for cooking, dining and entertaining. Glazed doors connect this sociable living area directly to the established rear garden, while a spacious separate lounge offers a quieter environment for relaxing. A dedicated utility room further enhances the practicality of the ground-floor accommodation.

Occupying an enviable position within the sought-after village of Pentyrch, the property enjoys outstanding countryside and woodland views. The generous rear garden provides excellent outdoor space, complemented by a garage and private driveway with parking for up to six vehicles. Together with convenient access to Cardiff, these features create a wonderfully versatile family home in an attractive village setting.



Ground Floor

Approx. 80.8 sq. metres (869.9 sq. feet)



First Floor

Approx. 63.7 sq. metres (685.8 sq. feet)

Total area: approx. 144.5 sq. metres (1555.7 sq. feet)

Occupying an enviable position within the highly regarded village of Pentyrch, this substantial detached family home enjoys outstanding views across the surrounding countryside and woodland. The attractive setting provides a wonderful sense of openness and greenery, offering the benefits of village living while remaining conveniently positioned for access to Cardiff and the wider South Wales road network.

The generous established rear garden is a particular highlight, providing excellent outdoor space for families, entertaining and relaxation. A substantial lawn offers plenty of room for children's activities and outdoor recreation, while mature planting adds character to the surroundings. With direct access from the open-plan kitchen, dining and sitting room, the garden becomes a natural extension of the home's living accommodation, particularly during the warmer months.

To the front, a generous private driveway provides off-road parking for up to six vehicles, an exceptional advantage for larger households and visiting guests. The garage offers further flexibility for secure parking or additional storage, making the property particularly practical for busy family life.

Internally, the accommodation is equally impressive, featuring a spacious separate living room, superb open-plan kitchen, dining and sitting area, utility room and ground-floor cloakroom. Upstairs are four generously proportioned double bedrooms, including a principal bedroom with private en-suite shower room, alongside a separate family bathroom. Combining substantial accommodation, excellent parking, generous gardens and an outstanding countryside outlook, this is a home offering space, versatility and an enviable location.

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