

# Ardwyn

PANTMAWR, CARDIFF, CF14 7HB

**GUIDE PRICE £420,000**

**Hern &  
Crabtree**



# Ardwyn

Set on a quiet residential street in the sought after suburb of Pantmawr, this extended semi detached home offers generous living space, a large garden and a well balanced layout suited to modern family life. The house has been carefully maintained and tastefully presented, with an extended kitchen at the rear and a series of interconnected reception areas that create an easy, natural flow from the front lounge through to the dining and sitting space. French doors open directly onto the garden, allowing the rear of the house to feel bright and connected to the outdoors throughout the day.

Pantmawr sits comfortably between the established villages of Rhiwbina and Whitchurch, two of the most popular residential areas in north Cardiff. Both offer a lively mix of independent shops, cafés, restaurants and everyday amenities, together with a strong sense of community. The property is well placed for a selection of respected primary and secondary schools, making it a practical choice for families at different stages.

Green space is a defining feature of the area. The nearby Forest Farm Nature Reserve and the Taff Trail provide miles of walking and cycling routes, linking north Cardiff with the city centre and beyond. For commuters, Coryton Railway Station is approximately half a mile away, offering regular services into Cardiff Central, while the A470 and M4 are easily accessible for travel across south Wales and into England. This combination of village atmosphere, convenient transport and open green spaces continues to make Pantmawr a highly desirable place to call home.



# 1204.00 sq ft

## Porch

Entered via double glazed sliding patio doors, the porch has a decorative tiled floor, light and a double glazed wooden door with etched glass leading into the entrance hall.

## Entrance Hall

With stairs rising to the first floor, wood parquet flooring and a useful under stair alcove for storage.

## Lounge

Accessed from the hallway via a glazed wooden door, the lounge has a double glazed window to the front, wood parquet flooring, radiator and a cast iron gas fireplace with slate hearth. Bi fold glazed wooden doors open into the rear dining space.

## Dining Room and Sitting Area

A versatile reception area functioning as both dining and sitting space. There is a double glazed window to the rear overlooking the garden, radiator and double glazed French doors opening to the patio. An interconnecting door leads back to the hallway and the room opens into the kitchen.

## Kitchen

With double glazed windows to the side, the kitchen is fitted with a selection of wall and base units with complementary wood worktops and a traditional Belfast ceramic sink with pull down spray mixer tap. There is space for a range cooker with hood over and splashback, plumbing for a washing machine, integrated full length dishwasher, wood flooring, space for an American style fridge freezer and a vertical radiator. Lighting is provided by downlighters and integrated cabinet lighting. A double glazed obscure door leads to the rear garden and a further door opens to the shower room.

## Shower Room

Fitted with a shower quadrant set into a recess with plumbed raindrop shower and separate mixer, wash basin with vanity storage and WC. Fully tiled walls and floor, chrome heated towel rail, extractor fan and double glazed obscure window to the rear.

## First Floor Landing

With wooden handrail, dado rail, double glazed window to the side and loft access hatch with pull down ladder.

## Bedroom One

Double glazed window to the front, radiator and curved ceiling.

## Bedroom Two

Double glazed window to the rear, radiator and curved ceiling.

## Bedroom Three

Double glazed window to the front and radiator.

## Bathroom

Fitted with WC, wash basin with vanity cupboard and spa bath with shower and raindrop showerhead over, glass screen, tiled walls and floor, radiator and double glazed obscure window to the side.

## Front Garden and Garage

Front lawn with driveway providing off street parking for at least one vehicle and potential for additional space. Single garage with up and over door and side path access to the rear.

## Rear Garden

A sitting area directly to the rear of the house leads onto a large lawned garden with mature shrubs and hedging.

## Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
		<b>70</b>
	<b>53</b>	



Approx Gross Internal Area  
112 sq m / 1204 sq ft



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