



## 40 Clos Goch, Pentyrch

Offers In Excess Of £550,000 Freehold

**QUIET CUL-DE-SAC | EXCELLENT SCHOOL CATCHMENT | HEART OF PENTYRCH VILLAGE | STUNNING GARTH MOUNTAIN VIEWS**

MGY are delighted to offer this beautifully presented four bedroom EXTENDED detached Redrow home, located on a small and quiet Redrow development of approximately 50 houses in the heart of Pentyrch village. Ideally positioned within the Radyr Comprehensive catchment area and just a 5-minute walk from the highly regarded Pentyrch Primary School with nursery and wraparound childcare.

The spacious accommodation briefly comprises entrance hallway, lounge, kitchen/family room, dining room, sitting/play room, utility room and WC. To the first floor are four generous bedrooms, including principal bedroom with en-suite, together with the family bathroom.

Outside are landscaped gardens, off-road parking and stunning views over the Garth Mountain. Radyr Train Station

## ENTRANCE

Entered via paved pathway to front door. Lid to lawn with boundary hedge. Driveway to side. External power point.

## HALLWAY

Entered via composite front door with matching side window into hallway. Doors to lounge, kitchen/family room and WC. Stairs to first floor. Radiator.

## LOUNGE

16' 4" x 11' 11" (4.99m x 3.63m)

Tastefully designed. uPVC double glazed window to front. Radiator, opening to:-

## KITCHEN/FAMILY ROOM

25' 2" x 12' 10" (7.68m x 3.92m)

A great entertaining space with kitchen to include a wide range of base and eye level units with one and a half bowl stainless steel sink and drainer with complementary work surfaces. Integrated electric Smeg double oven, drinks cooler, fridge/freezer and dishwasher. Gas hob with extractor hood over. Wood effect tiled flooring. Under stair storage cupboard. Two radiators. Door to utility room, opening to dining room and uPVC sliding patio doors to rear with views of The Garth Mountain.

## DINING ROOM

12' 9" x 11' 9" (3.88m x 3.57m)

Feature vaulted ceiling with two double glazed Velux windows. uPVC double glazed sliding patio doors to side. Wood flooring. Radiator. Door to sitting/play room.

## SITTING/PLAY ROOM

17' 7" x 8' 4" (5.36m x 2.54m)

uPVC double glazed window to side. Radiator.

## UTILITY ROOM

6' 7" x 5' 8" (2.00m x 1.73m)

Fitted with base units incorporating stainless steel sink and drainer with complementary work surfaces. Space for washing machine and tumble dryer. Wood effect tiled flooring. Cupboard house gas central heating boiler. Radiator. External door to side

## CLOAKROOM

5' 8" x 4' 0" (1.73m x 1.23m)

Fitted with a low level WC and floating wash hand basin. Wood effect tiled flooring. Radiator. uPVC double glazed window to front.

## FIRST FLOOR LANDING

Doors to four bedrooms and the family bathroom. Radiator. Loft access.

## BEDROOM ONE

15' 6" x 11' 11" (4.72m x 3.64m)

Fitted wardrobes to one wall. uPVC double glazed window to front. Radiator. Door to:

## ENSUITE

8' 4" x 4' 0" (2.54m x 1.23m)

A fully tiled en-suite with double shower, low level WC and floating wash hand basin. Ladder radiator. Extractor fan.

## BEDROOM TWO

13' 3" x 10' 8" (4.03m x 3.25m)

uPVC double glazed window to front. Radiator.

## BEDROOM THREE

11' 1" x 9' 9" (3.38m x 2.97m)

uPVC double glazed window to rear with superb views. Radiator.

## BEDROOM FOUR

9' 1" x 7' 6" (2.78m x 2.29m)

BEDROOM FOUR 9' 1" x 7' 6" (2.781m x 2.297m) uPVC double glazed window to rear with views. Radiator.

## FAMILY BATHROOM

10' 9" x 5' 8" (3.27m x 1.72m)

A modern suite comprising low level WC, floating wash hand basin and panelled bath with shower over and glass screen. Fully tiled walls and floor. Ladder radiator. Extractor fan. uPVC double glazed window to side. Airing cupboard.

## ADDITIONAL INFORMATION

The property has a maintenance charge of £153 payable every 6 months

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## KITCHEN/FAMILY ROOM

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## BEDROOM TWO





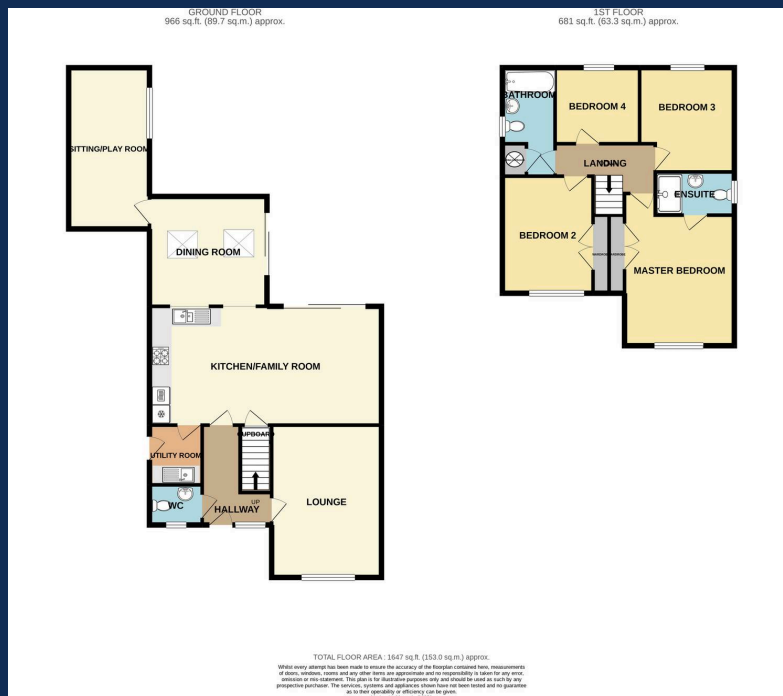
#### REAR GARDEN

Laid to lawn with decked patio and raised decked terrace area. Hedge and shrub borders. Additional patio area. Water tap. External power point. View of The Garth Mountain. Boundary fence with gated side access.

#### DRIVEWAY

1 Parking Space





**RADYR 029 2084 2124**

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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