



THE ROWANS

# Bronllwyn, Pentyrch, Cardiff

£825,000 Freehold

RARELY AVAILABLE DETACHED FAMILY HOME

## Description

\*\* RARELY AVAILABLE DETACHED FAMILY HOME ON POPULAR ROAD \*\* SUPERB GARDENS AND VIEWS \*\* “The Rowans” is a sought after plot with a large drive, found in the highly regarded village of Pentyrch, approximately seven miles west of the capital city.

This Ideal detached Executive FIVE bedroom (plus two en-suites) Family Home, in a sought after area, is set on a generously sized plot. Internal viewing is highly recommended! Situated within catchment area of well-regarded local schools. This spacious five bedroom detached home with double garage is waiting for a new family.

Move2here are extremely pleased to offer this superb detached extended and renovated to an extremely high standard modern property, which will blow you away. Within a stones throw of the HEART of this ever popular village this property has all the benefits of a MODERN construction.

The main reception room has dual aspect stretching from the front to back of the property. The kitchen is the beating heart of any property and it's no exception in this one. With space for a dining room table in front of the patio doors, opening to the beautiful rear garden and large patio stretching across the back of the house, allowing the outside in, on those warm summer evenings and providing the ideal spot for some Al Fresco dining.

Off the dining area is a utility room with space for all your laundry requirements and additional frozen storage, with through door to the



garage.

The family room adjacent to the kitchen is used as a secondary lounge by the current owners, providing a cozy place to relax in front of the tv, or an ideal games room for the children of the house. The study located from the hall has ample space for a spacious home office with plenty of room for bookcases and two desks if you so wished. The downstairs cloakroom again reflects the rest of the property with ample space, its big enough to fit a wet room if so desired.

To the front there is large drive and private parking for several vehicles with an additional double garage.

This substantial property briefly comprises; Entrance Porch, Cloakroom, Study, Family room, Utility room and large Living room (combining the lounge and dining area), Kitchen/Diner with patio doors to rear patio and substantial garden. The family room has views over the rear of the property and is an ideal room for the children of the household to make their own, overlooking the beautiful manicured lawn and paved patio. The Living space with carpet flooring throughout the lounge and the dining area is large versatile space that combines both the dining and lounge area. Gas central heating system. The Property has Double glazed windows throughout.

The second floor galleried landing leads you to all FIVE spacious bedrooms and family bathroom. The spacious rear aspect master bedroom has ample room for all your storage needs, plus an en-suite complete with walk-in shower and under floor heating.

Bedroom two is a mirror image of the master bedroom, yet overlooks the front, again with en-suite (as above). Bedrooms three and Four are again spacious rooms overlooking the front and rear of the property. The Fifth bedroom has room for a double bed and all your storage needs with rear vista.

The property sits within large grounds (1/5 of an acre) entered via a large block paved driveway leading to an integrated double garage. The beautiful front garden with mature shrubbery provides privacy in

this peaceful location creating a barrier between you and the road.

To the rear the garden has a patio the full width of the house.

Predominately laid with a manicured lawn the garden boast several areas, including mature shrubbery.

In summary the property comprises;

Downstairs - an entrance porch, reception hall, lounge, study, family room, Open plan living space, incorporating a kitchen and dining area, utility room and w.c.

To the first floor - there are five double bedrooms, two of which have en-suites, and a large family bathroom.

Outside there are extensive gardens to the front and back, plus access on both sides of the property. The property further benefits from an integral double garage and driveway.

EPC: (Awaiting New EPC)

LOCATION. The property is located in the sought after semi rural village of Pentyrch. The village of Pentyrch is approximately 7 miles north west of Cardiff and enjoys a pleasant rural outlook nestling into the lower slopes of the Garth Mountain. Amenities include a local shop, butchers, pharmacist, two public houses, church, doctors surgery and a local primary school.

The village is also within the catchment area for well regarded secondary schools, namely Radyr Comprehensive School and Ysgol Plasmawr. A wide range of activities are available including football, rugby, bowls, tennis and cricket. Horse riders and walkers have a network of bridle paths and footpaths on the doorstep. For the commuter, Pentyrch is only minutes from the M4 junctions 32 and 34, the new Taffs Well metro hub is also under two miles away.

The Accommodation comprises

Entrance Porch - A spacious entrance porch with uPVC double glazed front door. Tiled flooring, painted walls and tongue and groove white ceiling Leads to a fully glazed wooden door to:

Entrance Hallway - The original timber glazed door opens into hallway with stairs to the first floor, doors leading to the Lounge, Family Room, Study, Cloakroom cupboard & Downstairs WC with real Oak flooring.

Cloakroom cupboard - With rail and shelving, ideal to hide away your coats.

Downstairs WC - With modern white suite comprising low level w.c. and wash hand basin with tiled splashback. Painted walls and ceiling. Extractor fan and tiled flooring.

Study - The perfect spot for those that work from home, or an ideal den, come playroom or office with front aspect uPVC window overlooking the front garden.

Living Room - With a feature fireplace housing a gas fire, offering ample heating on those cold winter nights, power sockets, T.V point and uPVC double glazed windows to the front. This large and spacious lounge overlooking the front garden, with coved ceiling, provides the perfect environment for the family to relax in the evening whilst enjoying a good book or the evenings entertainment from the TV. Leading through to the

Dining area - the dining area has a cream carpet flooring (continued from lounge), a wall mounted radiator and electrical sockets.

Accessing the Living room through the open archway. This large room with uPVC double glazed window overlooking the mature rear garden is the perfect room for entertaining your guests and family on those special occasions.

Family Room - This room offers an additional Lounge area for the family to spend time together in. Perfect for the children to play, or even for the couple of the house to unwind and relax. Double glazed patio doors opening onto the rear patio and the large rear garden, radiator and TV point, coved ceiling. Currently used as a secondary lounge.

Door through to...

Kitchen - This generously sized room is comprehensively fitted with matching wall and floor timber units and contrasting work surfaces

over, has integral double electric oven with five ring gas hob, with space for a dishwasher, tiled splash backs and tiled flooring, providing the ideal environment for producing those perfect meals. With ample space for a dining table, just perfect for those casual family meals. Patio doors lead out to the large patio and mature garden. A door leads to...

Utility/Laundry room - Accessed from the Kitchen through a wooden door the utility room has a door leading into the garage, with wall and base units and complementary worktop over. Sink with mixer tap and plumbing for washing machine and space for the tumble dryer.

Entrance door to the double garage.

Garage - A large double garage with electric roller shutter doors, provides ample space for the owners vehicles.

Stairs from the hall rise to the open landing leading to all five bedrooms and family bathroom with loft access.

First Floor - Loft access and large storage cupboard, housing the combination gas boiler.

Master Bedroom - With rear aspect this spacious and light bedroom, provides a welcome and relaxing room with ample space for all your storage needs. Two double glazed windows overlooking the rear manicured garden. A door leads to the en-suite shower room.

En-Suite - side facing obscure glazed window. Comprising: shower cubicle, wc and pedestal hand basin, under floor heating.

Bedroom 2 - With front aspect this spacious and light bedroom, provides a welcome and relaxing room with ample space for all your storage needs. Dual aspect windows to front and side with Large double glazed window overlooking the front garden.

En-Suite - obscure glazed brick window into bedroom. Comprising: shower cubicle, wc and pedestal hand basin, under floor heating.

Bedroom 3 - Another very generous sized double bedroom with space for storage overlooking the front garden, an ideal teenage bedroom.

Bedroom 4 - Another good size double bedroom with built in storage overlooking the rear garden.

Bedroom 5 - Another good size double bedroom with built in storage overlooking the rear garden.

Family Bathroom - Comprising a bath with shower over, matching wash basin with mirror above. This bathroom has everything the busy family requires. Obscure glazed window to the front, fully tiled walls to two walls and laminate flooring.

Outside - Gardens and grounds - The property sits in a prominent position within its grounds which comprise mature gardens predominantly laid to lawn. There is a large patio area directly outside the dining area of the kitchen, ideal for sitting out for summer barbecues & 'al fresco dining'. This flat mature garden which has been lovingly created by the present owners is just waiting to be enjoyed by its new owners.

To the front of the property are mature borders containing a variety of different plants and shrubs and block paved driveway with parking for several cars leading to the double garage providing further parking / storage. With such a large garden you're guaranteed the sun all day!

VIEWING - Strictly by appointment with the agents.

TENURE - Freehold

Council Tax Band: H (Cardiff County Council)

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: FTTC

Accessibility measures: Level access

## Tenure

Freehold

## Floorplan - The Rowans" Bronllwyn, Pentyrch, Cardiff, CF15 9QL



**Ground Floor Room dimensions**

Entrance Porch	8'0" x 4'9" (2.44m x 1.46m)
Entrance Hallway	5'10" x 14'9" (1.77m x 4.51m)
Downstairs WC	8'4" x 6'1" (2.54m x 1.86m)
Study	8'4" x 13'1" (2.54m x 3.98m)
Living/Dining Room	12'2" x 28'8" (3.72m x 8.75m)
Family Room	14'1" x 13'3" (4.29m x 4.04m)
Kitchen	12'9" x 16'5" (5.42m x 5.01m)(max)
Utility/Laundry room	6'10" x 10'0" (2.09m x 3.06m)
Garage	17'10" x 16'6" (5.44m x 5.04m)(max)

**Disclaimer**  
Whilst every attempt has been made to insure the accuracy of the floor plan contained here, measurements of doors windows rooms and any other items are approximate and no responsibility can be taken for any error, omission or miss statement. The plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order or efficiency can be given.

## Floorplan - The Rowans" Bronllwyn, Pentyrch, Cardiff, CF15 9QL



**First Floor Room dimensions**

Master Bedroom	18'0" x 11'11" (5.49m x 3.63m)
Ensuite	6'9" x 6'9" (2.06m x 2.07m)
Bedroom 2	16'4" x 14'3" (4.97m x 4.34m)
Ensuite	6'2" x 6'10" (1.88m x 2.07m)
Bedroom 3	12'3" x 12'3" (3.74m x 3.74m)
Bedroom 4	12'3" x 11'1" (3.73m x 3.38)
Bedroom 5	12'0" x 8'8" (3.63m x 2.65m)
Family Bathroom	8'4" x 8'0" (2.55m x 2.45m)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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