



## Detached Extended 4 Double Bedroom Property Pantglas, Pentyrch, Cardiff, CF15 9TH

Quiet, private setting with minimal traffic | Two side Gardens | Viewing Recommended  
Great Location With Good Schools | Gas Central Heating & Double Glazing throughout  
Large Kitchen. Family Room Plus Utility Room | Spacious Throughout | Garage & Driveway  
NO ONWARD CHAIN



Offers in Region of £550,000

# Pantglas, Pentyrch, Cardiff, CF15 9TH



An Ideal Family Home, in a sought after area, is set on a generously sized plot, this is a lovely detached EXTENDED FOUR bedroom family home is available with NO ONWARD CHAIN. Within the catchment area of well-regarded local schools. This large 175 square metre property has ample room for the entire family to grow together. This spacious four double bedroom detached home with garage is just perfect for a new family to enjoy.

With picturesque views from the front bedrooms, the property is located in the heart of the sought after semi rural village of Pentyrch. The accommodation comprises entrance Hallway through a Upvc glazed door with obscured side panels and decorative carpet flooring which leads you to all ground floor rooms. Original wooden doors lead to the lounge, large kitchen/diner/family room (utility room adjacent to kitchen area), study and WC. From the Lounge you access the generous sized conservatory, which leads to the west facing side garden.

From the hallway the stairs rise to the first floor landing, where you will find access to all four bedrooms, two family bathroom and loft access.

There are three reception rooms, one of which is the Lounge, with front aspect, it has views over the front of the property, with carpet flooring.

From the hall a wooden door leads to the heart of the home and a large, kitchen/dining/family room. This comprehensively fitted kitchen diner, is flooded with light by the dual aspect windows and patio doors, leading to the Utility room and rear. This charming open-plan living area creates a comfortable family environment in which to sit, dine and discuss the events of the day together as a family. The kitchen provides ample space for the chef of the house to prepare the meals, plus plenty of storage from the base and wall units.

This spacious room has ample space for a sofa, TV, Two dining tables and a breakfast bar. The east facing side garden is accessed through glazed patio doors to a good sized side on gravelled garden with well established shrubbery.

From the kitchen, you'll find the Utility room, again with ample storage space from wall and base units, plus a stainless steel sink, space for a fridge, a freezer, your washing machine and tumble dryer and rear access.

This amazing area would provide the perfect spot for the children to play and keep their toys whilst Mum & Dad relax. It really is a space a new family would enjoy, with splendid views overlooking the side garden and the front manicured lawn.

The property sits within a large plot with a driveway leading to a link-detached garage. The Easterly side garden has a good sized patio,

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predominately gravelled with a brick built wall creating a boundary to the front, with well established shrubbery. To the west, the garden entered from the conservatory is laid with artificial lawn, the garden boasts several areas, perfect for a relaxing beer after work.

## Location

The property is located in the 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 Garth Mountain. Amenities include a local shop, butchers, pharmacist, two public houses, church, doctors surgery and a local small 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 rugby, bowls, tennis and cricket. Riders and walkers also have a network of bridle paths and footpaths on the doorstep. For the commuter, Pentyrch is only minutes from the M4 junction 32, Taffs Well train station is also under two miles away.

## A MUST SEE PROPERTY!!!!

Spacious throughout, the property benefits from uPVC double glazed windows and gas central heating. With ample room this is a great opportunity for a new family to move in.

## The Accommodation comprises

### Entrance Hallway -

An attractive and spacious hallway awaits you via a Upvc door which leads you to the stairs rising to the first floor and all ground floor rooms. Carpet flooring, the Hall leads to a downstairs w.c., large Lounge, Kitchen/Diner/ Family Room and study.

### 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 with obscure window to rear.

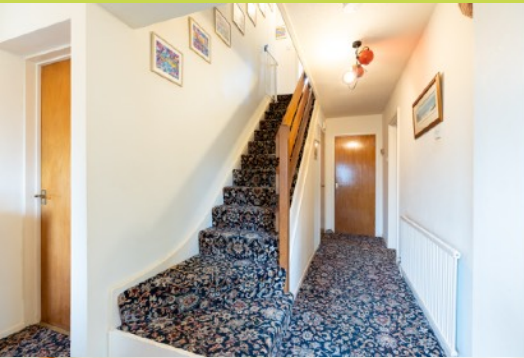
### Study -

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 -

This large and spacious room offers the ideal environment to relax of an evening. uPVC double glazed windows to the front overlooking the beautifully maintained front garden. With quality carpet flooring, this beautiful room has plenty of space for the whole family to enjoy.

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## **Kitchen/Diner/Family Room -**

With a wide range of eye level and base units. This kitchen provides enough space for family dining, a lounge area with space for a sofa plus two dining tables, as well as a breakfast bar. A uPVC double glazed window to side/front aspect with patio doors opening to the beautiful east garden. Carpet flooring and tiled splash backs. Built in chimney extractor fan over the four ring electric hob with built in under worktop electric double oven and space for a dishwasher under the ceramic sink with mixer tap over and three radiators.



With ample room for a sofa and arm chairs, this versatile room is the heart of the house. The perfect spot for all the family to enjoy or for friends to enjoy a glass of wine whilst the chef of the house prepares the meal. The dining area, just between the hall entrance and the large kitchen family space with another breakfast table in front of the patio doors leading to the east garden is ideal for those special gatherings, or just the evening meals with the family. The breakfast bar provides the perfect spot for casual dining and those quick bits to eat.



## **Utility room -**

Accessed from the kitchen through a wooden door the utility room has a uPVC double glazed door leading out to the rear, with wall and base units and complementary worktop over. Sink with mixer tap and plumbing for washing machine, space for a tumble dryer and under counter freezer, plus a wall mounted gas combination boiler. Tiled flooring.



## **Conservatory -**

Entered via glazed doors from the lounge, this versatile space is currently being utilised as second reception room, with carpet flooring has views over the west facing garden through numerous double glazed windows, the room is flooded with daylight. It could easily be a playroom. With a patio door leading to side garden.



## **First Floor Landing -**

The landing area provides access to all four bedrooms & two family bathroom, it also allows access to the part boarded loft via integrated ladder.

## **Master Bedroom -**

With ample space for as many wardrobes as you'd like, this master bedroom is larger than average and accommodates a king size bed and plenty of room for everyone's storage needs, yet still spacious with a great view of the front and side gardens. Carpet flooring and radiator.

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## Bedroom Two -

Originally the master bedroom when the property was built, this double bedroom, with front aspect has built in wardrobe with plenty of space for additional storage and a double bed, overlooking the front garden and beautiful valley views beyond. Carpet flooring and radiator.

## Bedroom Three -

Again this larger than average side aspect room offers ample space. Currently used as an occasional bedroom for the grand children with two single beds, it again has plenty of space for all your storage needs. With built in wardrobe. Carpet flooring and radiator.

## Bedroom Four -

For a fourth bedroom this bedroom offers ample space for a double bed, wardrobe and chest of drawers, so no-one ends up with a single bedroom. Carpet flooring, radiator and side window overlooking the west facing garden.

## The Two Family Bathrooms -

A panelled bath with electric shower over, provides the perfect spot to soak away those aches and pains of the day. With accompanying white w.c. and sink, obscured window to the rear, these two bathrooms means that there should be no delay in the morning rush. Fully tiled walls and vinyl flooring.

## Outside

### Front -

Drive provides off road parking whilst leading to the single garage and stylish front entrance. Rear gate is ideal for access to the rear of the house from those muddy dog walks or Child's sporting activities. Well established shrubbery shelters the property from the minimal passing traffic in this small cul de sac.

### Side Gardens -

There are several areas to the two gardens. The artificial lawn directly outside the conservatory door provides the ideal area for the children to play. Whilst the East facing garden which is predominately gravelled has a good sized patio in the corner, perfect for summer barbecues & 'al fresco dining'. Whilst leaving the rest of this garden to well established lovingly created shrubbery borders and trees.

**Tenure** - We have been advised that this property is Freehold although this should be verified by the purchasers.

**Council Tax** - Band F

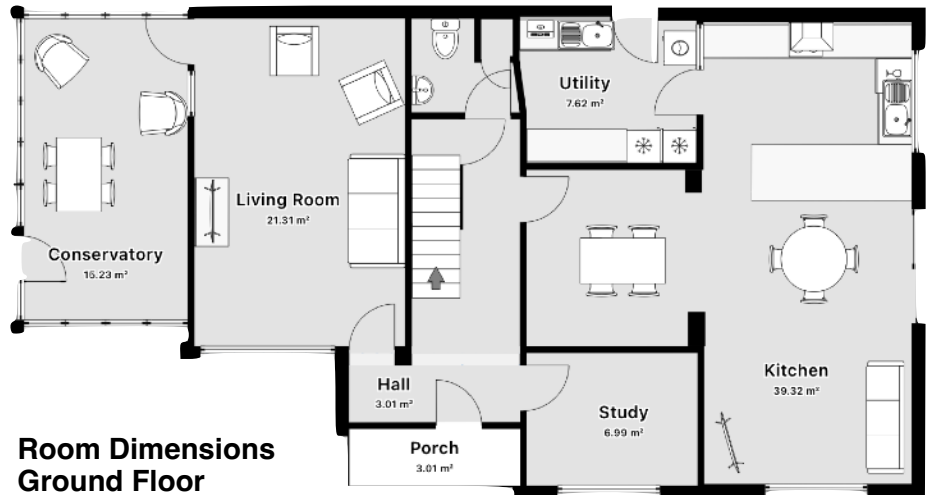
**Energy Performance Certificate:** D

**VIEWING** - Strictly by appointment with the agents.

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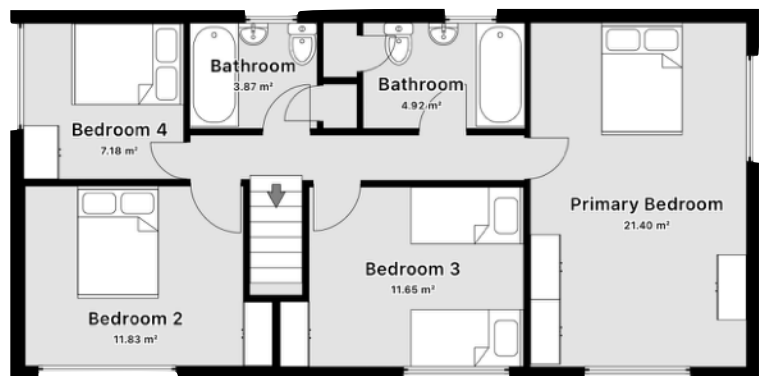


## Floorplan



### Room Dimensions Ground Floor

Entrance Hall.	3.02m x 1.00m
W.C	1.90m x 1.65m
Kitchen/Diner/Family.	6.78m x 8.12m
Living Room.	3.70m x 5.76m
Conservatory.	2.88m x 5.30m
Study	3.00m x 2.33m
Utility.	3.11m x 2.53m



### First Floor

Primary Bedroom.	3.66m x 5.88m
Bedroom 2	3.70m x 3.05m
Bedroom 3	3.64m x 3.05m
Bedroom 4	2.72m x 2.64m
Bathroom One	2.16m x 1.79m
Bathroom Two	2.75m x 1.79m

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