



# Maes Y Sarn, Cardiff

£550,000 Freehold

Maes y Sarn, Pentyrch, Cardiff, CF15 9QR

## Description

Set within the sought-after village of Pentyrch, this spacious four-bedroom detached home offers the perfect balance of family comfort, generous living space, and a welcoming semi-rural lifestyle. The well-designed accommodation and exceptional outdoor space creates a property that is a home that grows with you — ideal for families who want room to live, relax, and thrive.

From the moment you step into the bright glass entrance porch, this property feels warm, inviting, and wonderfully practical. The wide hallway sets the tone for the space to come, with a convenient downstairs W/C and easy flow into the main living areas.

The living room is a true family hub — a bright, comfortable space with a large picture window overlooking the front garden. Whether it's cosy evenings together or weekend downtime, this room adapts effortlessly to modern family life. It opens seamlessly into the dining area, where large patio doors frame views of the garden and create a natural connection between indoors and out. It's the perfect setting for family meals, celebrations, and summer entertaining.

At the heart of the home sits the impressive kitchen — a generous, sociable space with farmhouse-style cabinetry, extensive worktops, and a range cooker. With its own additional dining area and a second set of patio doors, this is a kitchen designed for real family living: breakfast before school, homework at the table, weekend baking, and effortless access to the garden. A separate utility room adds valuable practicality, keeping the everyday running smoothly.



Upstairs, four well-proportioned bedrooms offer comfortable accommodation for every member of the family. Bedrooms one and two feature built-in wardrobes, while all enjoy large windows and pleasant garden views. The family bathroom is thoughtfully designed with a full bath and shower over — ideal for busy mornings and relaxed evenings alike.

The outdoor space is a standout feature. The substantial rear garden is arranged over two levels, offering a versatile mix of patio, lawn, and elevated decked seating. Whether it's playtime, gardening, entertaining, or simply unwinding in the sunshine, this garden provides the space and privacy families crave. The front garden adds further kerb appeal, while the driveway and garage offer parking for three or more vehicles — a rare and valuable asset.

Pentyrch itself is a highly regarded village, loved for its community feel, excellent amenities, and easy access to Cardiff. Families benefit from a local primary school, doctors, pharmacy, shops, pubs, and a village hall, along with catchment for Radyr Comprehensive School and Ysgol Gyfun Plasmawr. With regular bus links to the city and the M4 close by, commuting is simple while home life remains peaceful.

This spacious, bright, beautifully positioned, impressive detached home offers everything a growing family needs — generous living areas, superb gardens, excellent schools, and a village lifestyle that's hard to beat. A home to settle into, grow into, and enjoy for years to come.

## The Accommodation Comprises

### ENTRANCE -

Approached via a smart block-paved driveway, with pathways to both sides providing access to the front porch and rear of the property.

#### PORCH -

A welcoming enclosed porch featuring a dwarf wall and uPVC double-glazed windows to two sides. Finished with ceramic tiled flooring and a door opening into the main reception hallway.

#### ENTRANCE HALL -

A spacious hallway with an attractive decorative archway and a split-level staircase rising to the first floor. Doors lead to the lounge, kitchen/breakfast room and cloakroom/WC. Built-in storage cupboard. With good quality attractive laminate flooring.

#### LOUNGE/DINER -

A bright and comfortable reception room featuring a decorative fireplace with marble surround and coal-effect fire. Large uPVC double-glazed window to the front aspect, flooding the room with natural light, open into the dining room. Radiator.

#### DINING AREA -

A lovely formal dining space with a uPVC double-glazed patio doors overlooking the rear garden, allowing the outside in on those warm summer evenings. Radiator.

#### KITCHEN/BREAKFAST ROOM -

A generous family kitchen fitted with an extensive range of base and wall units, including a stainless steel sink and complementary work surfaces. The kitchen is a beautifully presented, welcoming space that blends charm, practicality, and family-friendly design. Cream shaker-style cabinetry is paired with solid wooden worktops, creating a warm and timeless aesthetic. A colourful tiled splashback adds personality and vibrancy, complementing the impressive green Rangemaster cooker that forms the centrepiece of the room.

A large window above the sink floods the space with natural light and offers a pleasant outlook over the rear garden, enhancing the bright and airy feel. The layout provides generous worktop space

and ample storage, while integrated fridge freezer and dishwasher sit neatly within the design, ensuring the kitchen remains both functional and attractive.

With plenty of room, this is a kitchen that invites everyday family life — from morning coffees to evening cooking. Its blend of character, warmth, and usability makes it a standout feature of the home and a space families will naturally gravitate towards. Door to utility room and side access.

#### UTILITY ROOM

Fitted with matching base and wall units and complementary work surface. Plumbing for washing machine and space for a dryer. uPVC double-glazed window to the side. Central-heating boiler housed within a base unit.

#### CLOAKS/WC -

A modern suite comprising vanity-enclosed WC, wash basin with vanity unit below. shelving and mirror. Tiled walls and flooring, radiator and spotlights.

#### LANDING -

Giving access to four bedrooms and the family bathroom, with a storage cupboard housing the hot water tank. uPVC double-glazed window to the side. Loft access (built in loft ladder and part board).

#### MASTER BEDROOM -

A beautifully appointed principal bedroom with an extensive range of fitted wardrobes, overhead storage, bedside units, chest of drawers and dressing table, completed with a built in wardrobe. uPVC double-glazed window overlooking the front garden and some amazing views.

#### BEDROOM TWO -

A generous sized second bedroom, with built in wardrobe. uPVC

double-glazed window to the rear. Radiator.

#### BEDROOM THREE -

uPVC double-glazed window enjoying far-reaching views over the front, with space for a wardrobe and all your storage needs.

Radiator.

#### BEDROOM FOUR -

A good sized single bedroom with uPVC double-glazed window to the rear aspect. Radiator.

#### FAMILY BATHROOM -

A bright recently refurbished family bathroom featuring a uPVC double-glazed ceiling window, electric shower over a panelled bath with part tiled walls and shower screen. Vanity wash basin and vanity-enclosed WC. Ladder radiator. Fully tiled white walls surrounding the bath and luxury vinyl flooring.

#### OUTSIDE

##### FRONT GARDEN -

A large open plan front garden with large driveway to front door and garage. Laid to lawn with a large planting area. Side access to both the sides of the property with gates for security and privacy.

##### SIDE -

Good sized side space with block paving to one side plus access to the garage. Outside lighting.

##### REAR GARDEN -

Patio to full width of the property with steps leading up to an elevated sun area surrounded by attractive wooden fencing. Easily maintained rockery area with a wide range of mature shrubs. Side access.

## GARAGE -

Single garage with up and over garage door. Light and power. Used as a storage room.

## Council Tax - D

Energy Performance Certificate: Awaiting report

VIEWING - Strictly by appointment with the agents.

Council Tax Band: F (Cardiff City Council )

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: FTTC

## **Tenure**

Freehold

Floorplan - Maes y Sarn, Pentyrch, Cardiff, CF15 9QR



Room Dimensions - 133m<sup>2</sup> - 1,432 Sq/ft

Living Room	4.23m x 5.45m (13'11" x 17'10")
Dining Area	3.10m x 3.25m (10'2" x 10'8")
Kitchen/Breakfast Room	5.62m x 3.95m (max) (18'5" x 13'0")
Utility Room	2.34m x 2.68m (7'8" x 8'10")
Toilet	2.20m x 1.20m (7'3" x 3'11")
Hall	2.04m x 5.44m (max) (6'8" x 17'10")

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.

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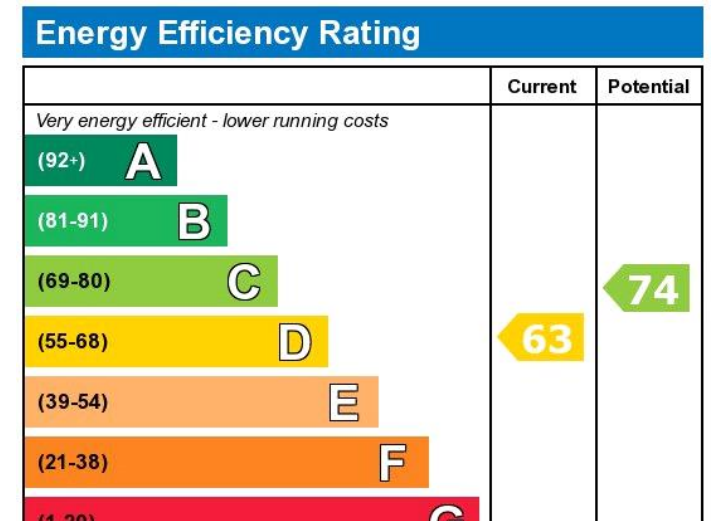


Room Dimensions - 133m<sup>2</sup> - 1,432 Sq/ft

Bedroom 1	2.90m x 4.50m (9'6" x 14'9")
Bedroom 2	2.90m x 3.38m (9'6" x 11'1")
Bedroom 3	3.40m x 3.35m (max) (11'2" x 11'0")
Bedroom 4	3.40m x 2.15m (11'2" x 7'1")
Bathroom	2.51m x 2.05m (max) (8'3" x 6'9")

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Viewing by appointment only

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