



**£525,000** Guide Price

Heol Y Parc, Penttyrch

Detached House | 4 Bedrooms | 3 Bathrooms



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# Step Inside

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## Key Features

- NO ONWARD CHAIN
- A RARE opportunity
- 4 Bedrooms
- STUNNING Location
- Beautiful Kitchen
- Downstairs W.C.
- LARGE Rear Garden
- SOUGHT AFTER Location
- Great School Catchment
- Viewing HIGHLY recommended

## Property Description

**\*\*NO ONWARD CHAIN\*\*** RARELY AVAILABLE DETACHED FAMILY HOME ON POPULAR ROAD **\*\* SUPERB GARDENS AND VIEWS \*\*** DON'T MISS OUT

### Main Particulars

**\*\* RARELY AVAILABLE DETACHED FAMILY HOME ON POPULAR ROAD \*\*** SUPERB GARDENS AND VIEWS **\*\*** Heol y Parc is a sought after, quiet road found in the highly regarded village of Pentyrch, approximately 7 miles west of the capital city.

This Ideal detached Executive FOUR bedroom (plus ensuite) Family Home, in a sought after area, is set on a generously sized plot. Internal viewing is highly recommended! Situated in a small residential development of superior quality homes, within catchment area of well-regarded local schools. This spacious four bedroom detached home with double garage is waiting for a new family to modernise and breath new life into the property.

With excellent road links to both the M4 corridor and A470, this property is spacious throughout. Benefitting from uPVC double glazed windows, central heating & coved ceilings, this is a great opportunity for a family to move in and make their own.

Pentyrch enjoys a semi-rural setting, surrounded by farmland. The village contains a shopping centre, two pubs of character, a parish church and a primary school whilst high achieving secondary schooling is in the adjacent village of Radyr or Plasmawr (for welsh medium).

### The Accommodation comprises

**Entrance Porch** - A spacious entrance porch with uPVC double glazed front door. Quarry tiled floor, painted walls and 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, Dining Room, Kitchen, Study, Cloakroom cupboard & Downstairs WC.

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

**Downstairs WC** - With Olive green suite comprising low level w.c., and wash hand basin with tiled splashback. Papered walls and ceiling. uPVC double glazed window to the front porch, carpet 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.



**Dining Room** - Entered via a wooden door from the hall, the dining room has a green patterned carpet flooring, a wall mounted radiator and electrical sockets. Accessing the Living room through open archway. This large room with uPVC double glazed window overlooking the mature garden. This is the perfect room for entertaining your guests and family on those special occasions.

**Living Room** - With a feature fireplace housing an electric fire, offering ample heating on those cold winter nights, power sockets, T.V point and uPVC double glazed patio doors to the rear. This large and spacious lounge overlooking the large rear 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.

**Kitchen** - This generously sized room is comprehensively fitted with matching wall and floor timber units and contrasting work surfaces over, has integral Neff oven with matching Neff 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 the morning breakfast table, just perfect for those casual family meals. A door leads to an under stairs cupboard which is home to the combination boiler. A second door leads to...

**Utility/Laundry room** - Accessed from the Kitchen through a wooden door the utility room has a uPVC glazed door leading into the rear garden, with wall and base units and complementary worktop over. Sink with mixer tap and plumbing for washing machine.

Entrance door to the double garage and workshop.

**Workshop** - A small, yet perfectly functional workshop, ideal for all your diy needs with power sockets.

**Garage** - A large double garage with electric up and over doors, provides ample space for the owners vehicles.

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

## **First Floor**

**Master Bedroom** - With front aspect this spacious and light bedroom, provides a welcome and relaxing room with built in storage. Large double glazed window overlooking the front garden. A door leads to the ensuite shower room.

**En-Suite:** - Front facing obscure glazed window. Comprising: electric shower cubicle, wc and pedestal hand basin, radiator.

**Bedroom 2** - With rear aspect this spacious and light bedroom, provides a welcome and relaxing room with built in storage. Large double glazed window overlooking the rear garden.

**Bedroom 3** - Another good size double bedroom with built in storage overlooking the rear garden, an ideal teenage bedroom.

**Bedroom 4** - A large single room with built in storage overlooking the side, an ideal Childs bedroom

**Family Bathroom** - Comprising a bath, 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 carpet flooring.

### **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 utility door and to the rear behind the greenhouse, which are both 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 lawned areas with borders containing a variety of different plants and shrubs and tarmac driveway with parking for at least two cars leading to the double garage/workshop providing further parking / storage. With such a large garden you're guaranteed the sun all day!

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







# Heol Y Parc Floorplan



## Ground Floor

## Ground Floor

Kitchen	16'5" x 8'10" (5.01 x 2.70m)
Utility/Laundry Rm	9'10" x 6'6" (3.00 x 2.00m)
Living Room	18'3" x 14'9" (5.51 x 4.51m) [max]
Dining Room	11'11" x 10'9" (3.66 x 3.27m)
Study	9'10 x 7'2" (3.00 x 2.20m)
Downstairs WC	5'11" x 3'3" (1.80 x 1.00m)

## To the first Floor

Master Bedroom	13'9" x 13'1" (4.20 x 3.99m)
Master Ensuite	7'8" x 5'10" (2.34 x 1.80m) [max]
Bedroom Two	13'11" x 10'5" (4.24 x 3.18m)
Bedroom Three	12'1" x 8'10" (3.70 x 2.71m)
Bedroom Four	13'6" x 9'0" (4.12 x 2.74m) [max]
Bathroom	7'8" x 5'10" 2.34 x 1.80m

## 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

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024

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