



£340,000 Guide Price

Penmaes, Pentyrch

Detached House | 4 Bedrooms | 2 Bathrooms



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Step Inside

Key Features

- A RARE opportunity
- 2 Reception Rooms
- Detached Family Home
- Spacious Throughout
- Viewing recommended
- Great School Catchment
- Stunning Gardens
- Sought After Location
- 4 Bedrooms
- South Facing Garden

Property Description

Rarely available, This 4 bedroom family home, located in a quiet cul-de-sac, in the sought after village of Pentyrch. It is within catchment of well regarded local schools. This spacious detached home with detached garage and south facing rear garden, is ready for a new family

Main Particulars

Rarely available, this 4 bedroom family home, located in a quiet cul-de-sac, in the sought after village of Pentyrch. It is within catchment of well regarded local schools. This spacious detached home with detached garage and south facing rear garden, is ready for a new family. The property benefits from uPVC double glazed windows, wooden laminate flooring, original ducted warm-air distribution system and immersion hot water tank. With ample room to extend over the garage, if you so wished. This is a great opportunity for a new family to move in and create a home just for them.

The property has excellent road links to both the M4 corridor and A470, situated in the IDYLLIC village of Pentyrch, approximately 7 miles north west of the capital City. The village is served by a group of local shops which includes a Spar, beauty salon, tea rooms pharmacy. There are two public houses and a surgery. There are a wide range of local organisations and sporting activities including rugby, bowls, tennis and cricket. There are bridle paths and footpaths close by.

The Accommodation comprises

Entrance - Entered via driveway with off road parking. Stepped pathway to a sheltered front uPVC door.

Hallway - A spacious hallway awaits you, accessed via a uPVC double glazed door which leads you to the stairs to first floor. The Hall leads to a downstairs WC, Lounge and Kitchen. With wooden laminate flooring.

Lounge - A large spacious wooden laminate floor with front aspect with electric fire. It offers the ideal environment to relax in the evening. Large uPVC double glazed windows to front with an outlook over the ornate front garden. Wooden glazed door leads to the dining room. TV and telephone points, this room offers the ideal environment to relax during the evenings.

Kitchen - Fitted with a wide range of base and eye level units incorporating a stainless steel sink unit drainer with mixer tap over and complementary work surfaces. Five ringed gas hob with extractor fan over and built in electric oven. Space for a tumble dryer and and plumbed for a washing machine. Pantry with plenty of shelving. uPVC double glazed window to rear overlooking the garden plus external glazed door to side.

Dining Room - With rear aspect this room is ideal for those special family occasions with wooden effect laminate flooring and uPVC double glazed patio doors to the south facing garden

Downstairs Cloakroom - A white suite located under the stairs, comprising full size wash hand basin and toilet with side obscured double glazed window.

First Floor Landing - A spacious open landing area providing access to all 4 bedrooms & family bathroom, also access to the loft.

Master Bedroom - An extremely attractive Master double bedroom, to the front with uPVC double glazed window with lovely outlook, oozes stylish comfort and provides the ideal environment to relax and provide the perfect nights sleep.

Bedroom Two - Double bedroom, window to front, with pendant lighting. With free standing wardrobe, has ample room for two single beds and storage. Currently utilised as a Childs bedroom with two single beds.

Bedroom Three - Another bedroom, window to rear. An ideal guest bedroom or spacious Childs nursery. Currently used as a study.

Bedroom Four - uPVC double glazed window to rear with superb views over countryside with ample storage.

Family Bathroom - A white bathroom suite, comprising electric shower over the bath, low level wash hand basin and toilet.

Outside

Front - Forecourt provides off road parking leading to the garage and front entrance. Side gated access for entry to the rear of the house from those muddy dog walks or sporting activities. The front garden has been lovingly created to create the perfect outlook from the lounge.

Rear Garden - There are several areas to the South facing garden. The patio area directly outside the rear and dining room patio doors provides the ideal area for summer barbecues & 'al fresco dining'. Towards the side of the garden lies a storage area and a greenhouse. This beautiful garden also has a secret garden towards the rear, where you'll find the composting and shaded by the mature tress. Leaving the final area of the mature garden that has been lovingly created by the present owners, comprising a lawn mature trees, shrubbery and further decked seating area.

Garage - Single garage with up and over door. Light and power.





Image not found

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

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