



**£250,000** OIRO

Erw Wen, Heol Goch, Pentyrch  
Cottage | 4 Bedrooms | 2 Bathrooms





# Step Inside

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## Key Features

- Four Double bedroom cottage
- A RARE opportunity
- Terraced EDWARDIAN Cottage
- Spacious Kitchen
- Large 100 Foot Rear Garden
- Off Road parking
- SOUGHT AFTER village
- Great School Catchment
- Viewing Highly Recommended
- EPC D

## Property Description

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## Main Particulars

JUST WOW! This beautiful EDWARDIAN extended 4 Double bedroom terraced COTTAGE dating back to 1880 is just like Dr Who's TARDIS! It's a beautiful small cottage on the outside and a large family home inside!

This charming cottage comprises of a living room, playroom, spacious kitchen, and family bathroom to the ground floor, plus four double bedrooms and a toilet on the first floor. Gas central heating and uPVC double glazed windows.

This beautifully modernised and well presented cottage with longer than average garden to the rear is set in the charming sought after village of Pentyrch in a row of similar picturesque cottages. It is the ideal property for anyone looking for a character home that has been tastefully refurbished throughout. 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 corner shop, beauty salon, tea rooms and pharmacy. There are also two public houses and a doctors surgery, plus a wide range of local organisations and sporting activities including rugby, bowls, tennis and cricket. There are several bridle paths and footpaths close by.

The property has parking to the front and a 100 foot garden with sun terrace to the rear.

## The Accommodation comprises

Entrance Porch 4'3" x 4'11" (1.30m x 1.50m)

The cottage is accessed via a uPVC front door that opens into the entrance porch with feature window to the front. With hanging space your coats, meter cupboards and a glass panelled door opens to the play/family room.

### Playroom - 11'10 x 9'11 (3.61m x 3.02m) max

A versatile space currently used by the child in the property as his playroom, this could easily be a second reception room for dining or entertainment purposes. Double glazed window to front, radiator, power points, fitted cabinet and a glass panelled door to the living room.

### Living room - 16'5 x 9'11 (5.00m x 3.02m)

A large spacious carpeted side aspect room with double glazed window to the side. TV point, this room offers the ideal environment to relax during the evenings with the family. With recessed feature shelf with stone surround reminding you of the history of the cottage, the central fireplace with stone hearth, stone surround and wood effect beam over provides the ideal focal point within the room. Radiator, power



points and glass panelled door to the inner lobby.

### **Inner Hall 6'6" x 8'5" (1.92m x 2.58m)**

With stairs off rising to first floor, radiator, ceramic tile flooring, door to the ground floor family bathroom and panelled glass door to the kitchen.

### **Family Bathroom - 8'6 x 6'6 (2.59m x 1.98m)**

A stylish four piece white bathroom suite with panelled bath with mixer tap over, low level push button WC, pedestal wash hand basin and a spacious walk-in shower. Spotlights tiled floor and walls, chrome heated towel rail and extractor fan.

### **Kitchen - 14'2 x 11'7 (4.32m x 3.53m)**

Comprehensively fitted with matching wall and floor units, free standing Farmhouse Gas Range Cooker, with 6 ring gas hob with canopied extractor fan above. Large inset stainless steel sink unit and tile splash backs. This large functional space has plenty of room for a large farmhouse style table. Also home to an American style fridge freezer, tiled flooring, spotlights, radiator, wall mounted boiler, double glazed window overlooking the rear garden and double glazed door opening to the large rear garden.

This kitchen really is the heart of the home and the perfect spot for the family to congregate and enjoy an evening meal together and discuss the events of the day.

### **First Floor Landing**

Radiator, two loft inspection hatches to serve two separate loft areas and doors to four double bedrooms and toilet.

### **Bedroom One - 10'9 x 13'7 (3.28m x 4.14m)**

With a Double glazed picture window encapsulating the views overlooking the rear garden, this spacious bedroom with ample space for all storage requirements with built in wardrobes, radiator, power points and spotlights. Its the ideal spot to recharge your batteries and get a good nights sleep.

### **Bedroom Two & Three - 9'10 x 6'11 (3.00m x 2.11m) & 10'6" x 6'10" (3.20m x 2.10m)**

Double glazed skylight window, radiator and power points, with room for a double bed and storage the skylight window floods the room with natural daylight during the day and allows the occupier the opportunity to wonder at the nights sky.

### **Bedroom Four - 12' x 9'4 (3.66m x 2.84m)**

Yet another Double bedroom with glazed window to the front, radiator and power points and plenty of room for all your storage needs.

### **Toilet 6'6" x 6'0"(2.00m x 1.85m)**

Previously home to a three piece shower room. Now includes a low level WC and wash hand basin inset into vanity unit with contemporary mixer tap over. With ample space to add a walk in shower cubicle if you so wished. Tiled floor and walls, chrome heated towel rail and extractor.

### **Outside**

**To the front.** A paved forecourt, forming the front garden with space for the family car.

**To the rear.** This lovingly looked after enclosed rear north facing garden provides multiple areas for enjoyment. With such a large garden you will be assured to welcome the sun all year round. There are two distinct areas to the cottage garden leading up to the rear of the house, with a longer than average evening sun filled space. The majority of the garden is laid with lawn and shrubbery and a second area is a large paved patio area which is an ideal spot for a relaxing soak in a hot tub after those long stressful days in work, and/or the ideal spot for summer barbecues & 'al fresco dining'.







Image not found

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

Telephone: 02920026213

Email: [info@move2here.co.uk](mailto:info@move2here.co.uk)



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