



£275,000 Guide Price

Maes Y Sarn, Pentyrch

Link Detached House | 3 Bedrooms | 1 Bathroom



02920026213

www.move2here.co.uk

Step Inside

Key Features

- NO ONWARD CHAIN
- Bright and spacious throughout
- Three bedrooms
- Two reception rooms
- Off-road parking - Garage
- In need of some updating
- Ideal family home
- Excellent school catchment
- Great location
- Viewing recommended

Property Description

NO ONWARD CHAIN - A spacious three-bedroom link detached property situated in the several village of Pentyrch. The accommodation comprises entrance hall, cloakroom, lounge open plan to dining room, kitchen, and the aforementioned three bedrooms and family bathroom to the first floor.

Main Particulars

A spacious three-bedroom link detached property situated in the several village of Pentyrch. The accommodation comprises entrance hall, cloakroom, lounge open plan to dining room, kitchen, and the aforementioned three bedrooms and family bathroom to the first floor.

The property also benefits from double glaze windows, off-road parking, single garage and mature gardens to the front and rear south facing garden.

The property has excellent road links to both the M4 corridor and the A470, situated in the idyllic village of Patrick, approximately 7 miles north-west of the capital city. The village is served by a group of local shops which includes a premier store, beauty salon, pharmacy and hairdressers. There are two public houses and a doctor surgery. There are a wide range of local organisations and sporting activities including Rugby, bowls, tennis and cricket there are a foot path and foot last Close by. The house must be viewed and he's ready for a new family.

Tenure: **freehold**

The accommodation comprises

Entrance hall. Entered via half glazed UPVC door with obscure glazed panel to the side this spacious hallway leads you to the stairs to the first floor. The whole leads to the downstairs WC lounge and kitchen with carpet flooring.

Cloakroom. Double glazed window to the side elevation wash handbasin and low-level WC.

Lounge. A bright and spacious room with large double glazed window to the front. Feature fireplace with wooden surround. Central heating radiator. TV point and power points. Wooden doors lead to the dining room, this room offers the ideal environment to relax during the evening and watch TV.

Dining room. UPVC double glaze window to the rear with pleasant outlook this room is an ideal room for the special family occasions. Radiator. Serving hatch to the kitchen with carpet flooring and UPVC double glaze window to the south facing rear garden allowing the lake to streaming on the sunny afternoons.

Kitchen. UPVC half glazed door leading to the rear garden and double glazed window to side elevation. Fitted wall and base units with worksurfaces incorporating sink unit and drainer. Tiled splash backs and laminate flooring. Appliances will remain if required due to include the cooker washing machine fridge freezer. Wall mounted boiler with power points. The kitchen would benefit from some updating.

Landing. A quarter galleried landing with doors to all three bedrooms and family bathroom airing cupboard loft access and UPVC double glaze window to the side.

Master bedroom. An attractive Master double bedroom, to the front, TV point and radiator under the rear uPVC double glazed window. This bedroom provides the ideal environment to relax and provide

the perfect nights sleep. With built in sliding double wardrobe and space for chest drawers. Fitted Carpet, a great room for anyone to relax and recharge their batteries for the next day.

Bedroom 2 - this double bedroom, with UPVC double glazed window to the rear overlooking south facing garden with pendant lighting is an ample size for a guest bedroom or Childs room. With space for all your storage needs. Radiator.

Bedroom 3 - Another bedroom, window to front. Currently used as a study, but could easily be a single bedroom or Childs nursery. Coved and textured ceiling.

Family bathroom. A family bathroom suite comprising low-level WC pedestal wall mounted wash hand basin. The bathroom would benefit from some updating.

Outside

Front. Driveway to the front for a car and access to the garage. A pathway leads you to front door. Laid predominantly with lawn and mature trees to the front with gated access to the rear.

Rear Garden. The UPVC glazed door from the kitchen, leads directly to the patio that stretches across the back of the house. The garden is predominantly laid with lawn with some mature trees to the rear. This good sized garden provides the ideal location for a “kickabout” with the children. The large patio area outside the kitchen door and the window from the dining room provides the ideal spot for some ‘alfresco’ dining on those warm summer evenings.

Telephone: 02920026213
Email: info@move2here.co.uk



www.move2here.co.uk