



£450,000 OIRO

Maes y Sarn, Pentyrch

Detached House | 5 Bedrooms | 3 Bathrooms



02920026213

www.move2here.co.uk



Step Inside

Key Features

- Detached Executive Family Home
- Immaculate
- Peaceful Location in a Cul-de-sac
- Five Bedrooms
- Great School Catchment
- Viewing HIGHLY recommended
- Off Road Parking
- Two Reception Rooms
- Downstairs W.C. & Two Bathrooms
- Rarely Available - NO ONWARD Chain

Property Description

Move2here are pleased to offer this RARELY AVAILABLE detached property set in the secluded and sought after location of Pentyrch offering generous and versatile accommodation. The accommodation briefly comprises; large spacious lounge, family room/study, Stylish downstairs WC, quality kitchen/diner, utility room, TWO Bathrooms and the FIVE bedrooms. Outside there is a good sized mature garden to the front, rear and sides. The property further benefits from gas central heating, double glazing, off road parking via driveway.

Main Particulars

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This Ideal Executive Family Home, in the sought after village of Pentyrch is located in a generously sized corner plot of the desired Maes-y-Sarn in a secluded cul de sac. Internal viewing is highly recommended! A modern detached executive style property finished & fitted to a high standard throughout. This spacious FIVE bedroom detached home is immaculate. With excellent road links to both the M4 corridor and A470. This property is spacious throughout to a superb standard. Benefitting from uPVC double glazed windows, central heating & coved ceilings, this is a great opportunity for a family to move straight in.

The village of Pentyrch is approximately 7 miles north west of Cardiff and enjoys a pleasant rural outlook nestling into the lower slopes of Garth Mountain. Amenities include a local shop, butchers, pharmacist, two public houses, Church, doctors and a local small primary school. The village is also within the catchment area for well regarded secondary schools, namely Radyr Comprehensive School and Ysgol Plasmawr. A wide range of activities are available including rugby, bowls, tennis and cricket, horse riders and walkers have a network of bridle paths and footpaths on the doorstep. For the commuter, Pentyrch is only minutes from the M4 junction 32, Taffs Well train station is also under two miles away.

The property comprises of;

Entrance Hallway - An attractive and spacious hallway awaits you through the glazed composite door with quality wood laminate flooring. Stairs provide access to the first floor, access to downstairs WC, Lounge, Family Room, Kitchen/Diner, & under stairs void.

Lounge - This front aspect spacious room with quality wood laminate flooring is fitted with an electric fire with mantle surround and offers the ideal environment to relax of an evening.

Family Room/Study. A good sized room with uPVC double glazed window to the front, currently utilised as the perfect room to relax and read a book, practice your music or relax with the family with wall mounted electric heater and wood laminate flooring. This room would make a great study or alternatively a great room for the children to play away from the main lounge.

Downstairs Cloakroom - A stylish white suite, with grey tiled walls and laminate wood flooring, comprises a white hand basin and low level wc toilet with front aspect window.

Kitchen/Diner - With a wide range of quality white eye level and base units with an integrated dishwasher and space for an American style fridge freezer. This quality kitchen provides enough space for any budding chef to practice on the free-standing Arga style gas stove. With window overlooking the rear garden and decking. One and half stainless steel sink, built in chimney extractor fan.

The dining area is part of this large kitchen stretching across the rear of the property with ample room for a large dining table. This area includes further quality eye level and base units with some display units, plus an integrated wine fridge with work top over. The dining area of the kitchen has French doors leading to the rear garden and the al fresco dining area located on the deck immediately outside the doors, allowing you the opportunity to dine inside or outside on those warm summer evenings.

Utility Room - So much storage!! This very useful room is home to three walk-in cupboards/larders, additional kitchen units and both base and eye level (matching the kitchen) with work top over, has an additional sink and is home the the condenser boiler. There is rear access via a uPVC glazed door which leads to the side of the house and the BBQ area of the garden.

FIRST FLOOR Landing - A spacious open landing providing access to all 5 bedrooms, family bathroom, shower room, airing cupboard and access to the loft.

Master Bedroom - This generously proportioned master bedroom over looks the front of the house. Fitted with built-in wardrobes, while still having ample space for a King size bed & chest of drawers, with uPVC double glazed window to front, radiator, power point(s).

Bedroom Two - Again a generous sized bedroom with space for a double bed. An ideal guest room or teenage bedroom with dual aspect to both the front and side of the property. Radiator.

Bedroom Three - Another double bedroom, this rear aspect bedroom has space for younger members of the family, allowing them space to play and grow. Radiator

Bedroom Four - Yet another double bedroom, this side aspect bedroom has a three door built in wardrobe. This room can easily accommodate a double bed, or alternatively would be a generous single.

Bedroom Five - This is NO BOX room! Currently utilised as single bedroom with front aspect, this could easily be a good size study or utilised in its current format as a generous single. With space, for a chest of drawers and a wardrobe if you so wished.

Family Bathroom - A spacious and with grey suite comprising a panelled bath with mixer tap and shower attachment with fully tiled walls around the room. Pedestal mounted wash hand basin and WC. Radiator, extractor fan, obscured window to rear, vinyl flooring.

Shower room - With walk-in shower, white, pedestal sink and wc with rear obscured uPVC double glazed window to the rear. All providing the perfect environment to wake you up from your deep sleep in the mornings.

OUTSIDE

Front - On a generous corner spot of the cul-de-sac provides off road parking for at least two cars, leading to the front entrance. The well establish front garden with attractive shrubbery and trees, welcomes you home. The side gate provides access to the rear of the house, from those muddy dog walks or child's sporting activities, whilst on the other side of the house is home to a wooden shed.

Rear Garden - There are several areas to the garden. A private, rear garden with two patios/decks are the ideal location for summer barbecues & 'al fresco dining'. Firstly a decked area located directly outside the French doors leading from the Kitchen/Diner at the rear of the property and the second at the end of the garden, a small paved area currently home to a garden bench, a perfect spot for a G&T in the sun after a hard days work. On the side of the house, located outside the utility room is the BBQ area, a large space ideal to entertain with access to the front, additional on the other side of the property, you will find space for another shed and storage of refuse bins. This leaves the final area of the mature garden which has been lovingly created by the present owners, comprising a lawn and mature shrubbery.



Floorplan



Room Dimensions - First Floor

Hall
6'3" x 14'3" (1.92m x 4.35m) (max)

Lounge
12'2" x 17'1" (3.72m x 5.71m)

Family Room
7'5" x 13'1" (2.28m x 4.00m)

Kitchen/Diner
18'4" x 12'5" (5.61m x 3.97m)

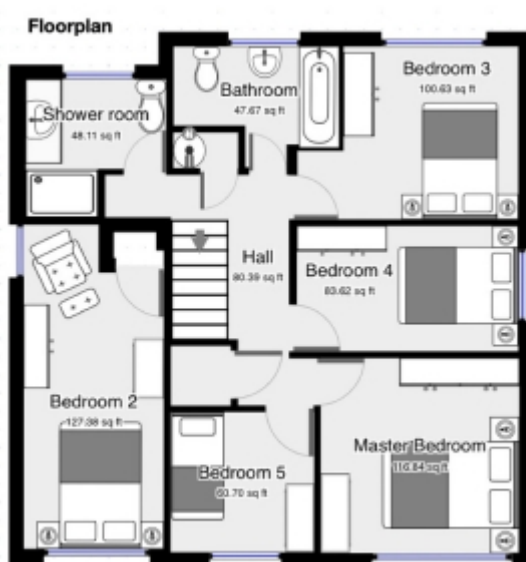
Utility Room
7'6" x 12'7" (2.30m x 3.85m) (int)

Downstairs WC
2'6" x 5'7" (0.80m x 1.72m)

Disclaimer

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows rooms 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.

Floorplan



Room Dimensions - First Floor

Master Bedroom
10'10" x 10'8" (3.32m x 3.27m)

Bedroom two
7'8" x 17'9" (2.34m x 5.43m) (max)

Bedroom 3
12'1" x 9'6" (3.70m x 2.90m)

Bedroom 4
12'1" x 6'10" (3.70m x 2.10m)

Bedroom 5
7'10" x 7'8" (2.40m x 2.35m)

Shower Room
7'8" x 7'6" (2.34m x 2.30m) (max)

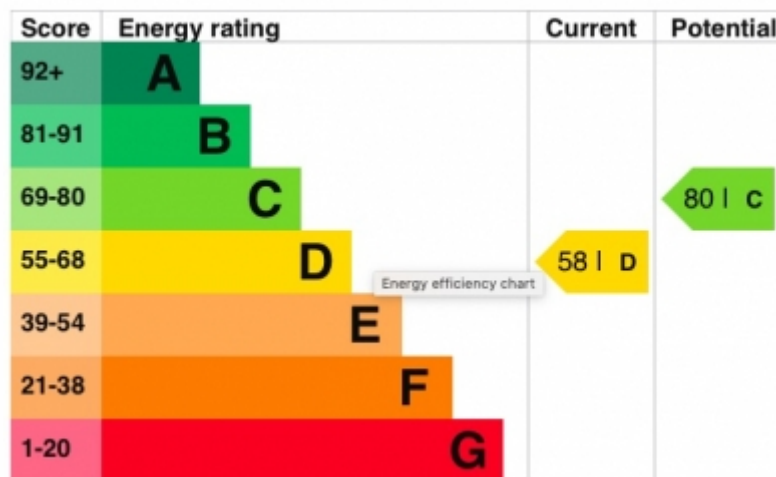
Bathroom
9'1" x 8'7" (2.77m x 2.03m)

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