



£375,000 Guide Price

Penffordd, Pentyrch

Detached House | 4 Bedrooms | 2 Bathrooms



02920026213

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Step Inside

Key Features

- Detached Executive Family Home
- FOUR Bedrooms
- Spacious Throughout
- STUNNING kitchen
- Immaculate
- Great Location
- Peaceful Location in a Cul De Sac
- Downstairs W.C.
- Great School Catchment
- Viewing NOT Highly Recommended - ITS A MUST!

Property Description

This Ideal Executive Family Home, in a sought after area is set on a generously sized elevated plot. Internal viewing is highly recommended! In summary a spacious throughout, extensively refurbished to a superb standard, benefits from uPVC double glazed windows, central heating & coved ceilings. With ample room to extend even more if you so wished.

Main Particulars

This Ideal Executive Family Home, in a sought after area is set on a generously sized elevated plot. Internal viewing is highly recommended!

A modern detached executive style property is finished & fitted to a high standard throughout, within catchment area of well-regarded local schools. The beautiful front and rear gardens are immaculate, just like the rest of the property, this spacious four bedroom detached home with garage is just waiting for a new family to enjoy it, just like the current home owners have.

Spacious and light throughout, it benefits from uPVC double glazed windows, gas central heating and coved ceilings. With ample room to extend if you so wished. 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 loads of countryside footpaths close by.

A MUST SEE PROPERTY!!!!

So in summary a spacious throughout, extensively refurbished to a superb standard, benefits from uPVC double glazed windows, central heating & coved ceilings. With ample room to extend even more if you so wished.

The Accommodation comprises

Hallway - 13'1" x 6'3" (3.99m x 1.92m) An attractive hallway awaits you via a stylish composite grey double glazed door which leads you to the stairs to first floor. Laminate wooden flooring, the Hall leads to a downstairs W.C., large Lounge, Kitchen/Dining room & under Stairs cupboard. With doors to all rooms, the hallway is a good example of the quality the whole house offers.

Downstairs W.C. - 5'9" x 3'0" (1.77m x 0.92m) A stylish white suite, comprising wash hand basin and toilet with side obscured window.

Lounge - 19'10" x 11'11" (5.75m x 3.16m) This large and spacious room offers the ideal environment to relax of an evening. uPVC double glazed windows to the front over looking the beautifully maintained front garden.

Kitchen/Dining Room - 19'0" x 11'10" (5.81m x 3.61m) [max] With a wide range of quality eye level and base units. This kitchen provides enough space for family dining too. uPVC double glazed window to rear aspect with patio doors opening to

the beautiful garden. Tiled flooring and tiled splash backs. Built in chimney extractor fan over the four ringed electric induction hob. Electric oven, space for integrated fridge freezer, washing machine and dishwasher.

This attractive kitchen diner is the heart beat of the house. The perfect spot for the chef of the house to prepare meals and your partner to sit and relax and discuss the day whilst the family meals are produced. The dining area, just in front of the patio doors is ideal for those special family gathering, or just the evening meal with the family. Double glazed door to side, provides access to the side.

First Floor Landing - The landing area provides access to all 4 bedrooms & family bathroom, also allowing the opportunity to access the part boarded loft via integrated ladders.

Master Bedroom - 13'11" x 10'0" (4.24m x 3.07m) Fitted with a double wardrobe, this master bedroom is provides enough space for a king size bed and plenty of room for everyones storage needs, yet still spacious. And a great view in the morning of the mountain side.

Bedroom Two - 13'11" x 10'0" (4.24m x 3.05m) Similar in size to the master with rear aspect this bedroom offers ample space for your storage needs with a built in double wardrobe. Currently used as a guest bedroom.

Bedroom Three - 8'10" x 8'7" (2.80m x 2.64m) Currently utilised as the grandchildren guest room, this bedroom again offers ample space for a single bed, wardrobe and chest of draws.

Bedroom Four - 8'9" x 8'7" (2.69m x 2.62m) This rear aspect room has built in storage with space for a stand alone wardrobe, chest of draws, vanity area and a single bed, over looking the rear garden.

Family Bathroom - 7'4" x 5'6" (2.19m x 1.69m) A Stylish modern white suite with P-shaped bath with rain shower over, provides the perfect spot to soak away those aches and pains of the day. With accompanying white wc and sink, obscure windows to the side with access to bathroom cupboard. Again the bathroom reflects the rest of the property, where every little thing has been considered.

Outside

Front - Drive provides off road parking for at least two cars leading to the garage and stylish front entrance. Rear gated access ideal for access to the rear of the house from those muddy dog walks or Child's sporting activities.

Rear Garden - There are several areas to the garden. The patio area in the far corner provides the ideal area for summer barbecues & 'al fresco dining'. The terraced garden is mainly laid with lawn. Towards the side of the garden lies the rear of the garage and another sitting area, to the far corner you'll find a Gin and Tonic chair, ideal to enjoy a drink and a good book. To the side you'll find a storage area located outside the side door in the kitchen.

Council Tax Band Band F

Energy Performance Certificate D



Floorplan



Room Dimensions

Hallway	13'1" x 6'3" (3.99m x 1.92m)
Open Plan Kitchen/Dining Room	19'0" x 11'10" (5.81m x 3.61m) [max]
Living Room	19'10" x 11'11" (5.75m x 3.16m)
Downstairs WC	5'9" x 3'0" (1.77m x 0.92m)
Master Bedroom	13'11" x 10'0" (4.24m x 3.07m)
Bedroom Two	13'11" x 10'0" (4.26m x 3.05m)
Bedroom Three	8'10" x 8'7" (2.80m x 2.64m)
Bedroom Four	8'9" x 8'7" (2.69m x 2.62m)
Bathroom	7'4" x 5'6" (2.19m x 1.69m)



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.

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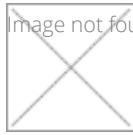


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