



£300,000

Heol Danyrodyn, Pentyrch, CARDIFF, CF15 9QB

End of Terrace | 5 Bedrooms | 2 Bathrooms



02920026213

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Step Inside

Key Features

- FIVE Bedrooms
- PLUS Granny Annexe with 1 further bedroom
- Great School Catchment Rare Opportunity
- Lounge
- Fitted Kitchen
- Driveway Parking for two Cars
- Good Size Rear Garden
- Amazing Value
- Viewing Highly Recommended

Property Description

A superb opportunity to acquire this FIVE bedroom end of Terrace with additional Granny Annexe in the beautiful rural district of Pentyrch.

Main Particulars

A superb opportunity to acquire this FIVE bedroom end of Terrace with additional Granny Annexe in the beautiful rural district of Pentyrch.

Rarely available, this 5 bedroom family home with Granny Annexe, located in a cul-de-sac, in the sought after village of Pentyrch. It is within catchment of well regarded local schools. This end of terraced home is ready for a new family. The property benefits from uPVC double glazed windows, wooden laminate flooring, gas central heating. 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, butcher and pharmacy. There are two public houses and a doctors 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

Doors to lounge & kitchen/diner. Stairs rising to first floor. Radiator. Telephone point. Cupboard housing gas meter. Wood Laminate flooring. Door to:

Lounge

Entered via Wooden glazed door with wooden laminate flooring with front aspect. It offers the ideal environment to relax in the evening. Large uPVC double glazed windows to front with an outlook over the front garden and drive. TV and telephone points, this room offers the ideal environment to relax during the evenings.

Kitchen/Diner

Fitted with a range of wall and base level units with contrasting work surface. Stainless steel sink and drainer with mixer tap. Freestanding gas Aga style cooker with eight ring gas hob. Plumbing for automatic washing machine. Space for American style fridge freezer. UPVC double glazed French doors open to the side patio and rear garden. Ample room for a large dining table and door leading to Granny Annexe.

Granny Annexe

Entered via the kitchen or its own entrance at the side of the property, this purpose built extension is purposely designed to be a self contained space. Currently utilised by the grandparents of the house, the Annexe has a rear vista overlooking the rear garden.

With a separate double bedroom, space for a double bed, four door wardrobe.

The lounge area has plenty of room to relax of an evening in front of the tv and is also home to a kitchenette with wall and base units, including stainless steal sink and space for a free standing fridge freezer.

With its own bathroom and walk in shower, toilet and sink, the room provides the ideal space for independence, yet, under the same roof as the rest of the family.

This versatile space could easily be utilised as another lounge or family room for other members of the household. With its own entrance to the side of the property its just perfect as a granny annexe.

Landing

Doors lead to all the FIVE bedrooms and family bathroom. Landing storage cupboard housing combination gas boiler. Loft access hatch with drop down ladder. Fitted carpet on landing. Doors to:

Bedroom One - UPVC double glazed window to front. Radiator. Power points. Fitted carpet. Built in wardrobes.

Bedroom Two - UPVC double glazed window to rear. Radiator. Power points. Fitted carpet.

Bedroom Three - UPVC double glazed window to rear. Radiator. Power points. TV aerial. Fitted carpet.

Bedroom Four - UPVC double glazed window to side. Radiator. Power point. Fitted carpet.

Bedroom Five - UPVC double glazed window to front. Radiator. Power points. Fitted carpet. Built in cupboard.

Bathroom - Fitted with a three piece suite comprising of a corner shower unit. Pedestal wash hand basin. Low level W.C. Radiator.

OUTSIDE

Front Garden & Driveway

A wrought iron gate opens to a pathway which leads to the front door. Keyblock paved forecourt and concrete provides ample car parking for up to two cars and access via wooden gates to side courtyard, Kitchen French doors and Granny Annexe.

Rear Garden

Directly outside the French Doors from the kitchen at the side of the property is a paved courtyard area currently home to a steal garden shed and wooden gate providing access to the front.

A good sized terraced rear garden with gravelled patio to the rear is ideal for a summers BBQ, leaving the rest of the garden which is predominantly to lawn.

A Wooden boundary fence surrounds the garden. The property also has access to extend the garden if so wished by the new owners with land located currently beyond the rear boundary fence which is over grown.

Energy performance certificate (EPC) - Awaiting Certificate

Council Tax Band - C

Room Dimensions - First Floor

Ground Floor

Hallway

7'8" x 10'6" (2.36 m x 3.20 m)

Lounge

10'11" x 12'9" (3.33 m x 3.91 m) [max]

Kitchen/Diner

19'0" x 9'4" (5.81 m x 2.85 m)

Granny Annexe

Lounge/Kitchenette

13'10 x 13'11" (4.22m x 4.26 m) [max]

Bedroom

7'9 x 8'10" (2.37 m x 2.70 m)

Bathroom

4'10" x 5'9" (1.48 m x 1.75 m)

First Floor

Bedroom One

12'1" x 13'3" (3.69 m x 3.98 m)

Bedroom Two

8'4" x 13'10" (2.55 m x 4.22 m)

Bedroom Three

8'11x 13'10" (2.72 m x 4.22 m)

Bedroom Four

8'11" x 9'7" (2.72 m x 2.94 m)

Bedroom Five

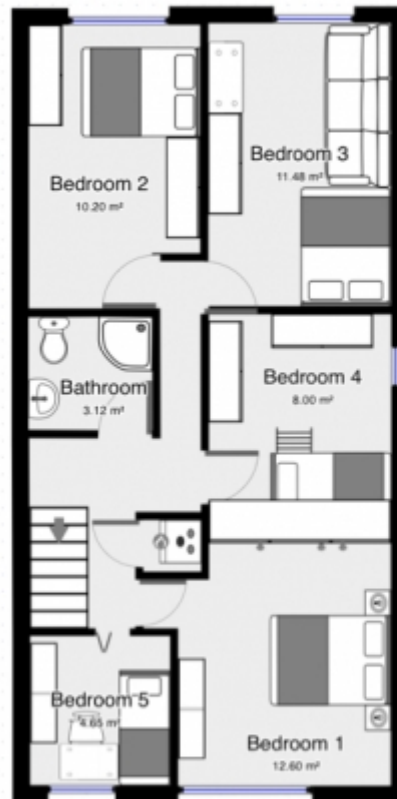
6'10" x 7'3" (2.08 m x 2.23 m)

Bathroom

6'1" x 5'7" (1.85 m x 1.70 m)



Floorplan



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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.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024

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