

10 Brodeg,

Pentyrch, Cardiff, CF15 9TF

Asking Price Of

£425,000



Estate Agents and Chartered Surveyors



Deatched Property



Property Description

**** SPACIOUS CORNER PLOT** DETACHED PROPERTY**** A detached four bedroom property in the desired Pentyrch area. Accommodation briefly comprises porch, hallway, lounge, dining room, kitchen, cloakroom. To the first floor there are four bedrooms and family bathroom. Front and rear gardens and a single garage. Driveway, gas central heating, UPVC double glazing throughout. EPC Rating: C

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,134 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

This detached property is situated in the sought after village of Pentyrch, which has a small parade of shops, local primary school, social and recreational facilities and enjoys rural surroundings, yet is within convenient travelling distance of the City of Cardiff, the commercial and industrial areas of Pontypridd and Merthyr Tydfil and major road system (A470 and Junction 32 of the M4 Motorway network). Pentyrch village lies within the catchment area of Radyr High School.

ENTRANCE

Entered via

PORCH

7' 3" x 4' 1" (2.21m x 1.25m)

Entered via recently installed composite double glazed door into porch. Windows to both side, door into hallway. Wood flooring.

HALLWAY

12' 6" x 6' 3" (3.83m x 1.92m)

Doors to lounge, kitchen/breakfast room, dining room and WC. Stairs to first floor with under stair cupboard. Wood flooring. Radiator.

LOUNGE

18' 9" x 12' 0" (5.74m x 3.66m)

A dual aspect lounge with uPVC double glazed window to front and sliding patio doors to rear garden. Two radiators.

DINING ROOM

9' 10" x 8' 6" (3.02m x 2.61m)

uPVC double glazed window to front. Radiator. Wood flooring.

KITCHEN

13' 1" x 11' 9" (4.00m x 3.60m)

A range of base and eye level units incorporating ceramic sink with complementary work surfaces. Space for fridge/freezer, space for electric oven with fitted extractor hood over, and space for washing machine and dishwasher. Tiled flooring and splash backs. Cupboard housing gas central heating boiler. uPVC double glazed window to rear and external door to side.

CLOAKROOM

5' 8" x 3' 0" (1.75m x 0.92m)

Low level WC and wash hand basin. Tiled flooring and splash backs. Radiator. uPVC double glazed obscure window to rear.

FIRST FLOOR

LANDING

Doors to four bedrooms and the family bathroom. Loft access.

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BEDROOM ONE

12' 1" x 9' 11" (3.70m x 3.04m)

uPVC double glazed window to front. Radiator.
Fitted wardrobe.

BEDROOM TWO

11' 11" x 9' 11" (3.65m x 3.03m)

uPVC double glazed window to front. Radiator.
Fitted wardrobe.

BEDROOM THREE

8' 11" x 8' 7" (2.73m x 2.63m)

uPVC double glazed window to rear with views.
Radiator. Fitted wardrobes.

BEDROOM FOUR

9' 0" x 8' 7" (2.76m x 2.62m)

uPVC double glazed window to rear with pleasant
views. Laminate wood flooring. Radiator.

BATHROOM

7' 1" x 5' 9" (2.17m x 1.77m)

Fitted with a low level WC, pedestal wash hand
basin and panelled bath with shower attachment
over. Tiled flooring and walls. uPVC double glazed
obscure window to rear. Airing cupboard housing
Radiator.

REAR GARDEN

A spacious corner plot mainly laid to lawn with
shrub and hedge borders, and paved patio area.
Outside tap. Boundary wall and fence.

SINGLE GARAGE

An up and over garage door. Light and power.

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GROUND FLOOR
603 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 1134 sq.ft. (105.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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