



50 MAES Y SARN
PENTYRCH
CARDIFF CF15 9QQ

ASKING PRICE OF
£529,950



DETACHED PROPERTY



4



2



2



3

** FOUR BEDROOM DETACHED **

EXCEPTIONALLY LARGE REAR GARDEN **

A beautifully presented four bedroom detached family home in the sought after village of Pentyrch being close to local amenities. Entrance porch, hallway, cloakroom, large lounge with feature fireplace, dining room, modern fitted kitchen and breakfast room with integrated appliances. To the first floor is four good sized bedrooms, ensuite shower and a modern family bath and shower room. Gas central heating. Double glazing. Magnificent rear garden with porcelain paved patio with verandah over, large lawned garden and decked relaxation area. Key block driveway to front. EPC rating: tbc

LOCATION

The property is situated in the sought after village of Pentyrch which has a small parade of shops, a local primary school, social and recreational facilities and enjoys rural surrounding, yet is within convenient travelling distances of the city of Cardiff, the commercial and industrial areas of Pontypridd and Merthyr Tydfil and the major road networks (A470 and M4) The property is also within the catchment area for Radyr Comprehensive School.

ENTRANCE PORCH

Approached via a uPVC entrance door with windows to front and side. Tiled flooring.

ENTRANCE HALLWAY

Approached via a uPVC entrance door leading to the entrance hallway. Staircase to first floor. Tiled flooring. Radiator.

CLOAKROOM

White suite comprising low level wc, wash hand basin. Tiled flooring. Obscured glass window to front.

SITTING ROOM/PLAYROOM

17' 7" x 7' 6" (5.37m x 2.30m)

A versatile reception, formally the garage. Windows to front and side. Radiator.

LOUNGE

15' 5" x 12' 5" (4.71m x 3.81m)

With large window to front, an excellent sized primary reception. Feature fireplace with coal effect living flame gas fire. Laminate flooring. Radiator. Double doors to dining room.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1586 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

DINING ROOM

11' 8" x 10' 4" (3.56m x 3.17m)

French doors to rear garden, ample space for large family dining table. Laminate flooring. Radiator.

KITCHEN AND BREAKFAST ROOM

16' 9" x 12' 5" (5.11m x 3.79m)

Modern fitted kitchen well appointed along two sides in light panelled fronts beneath slim line concrete effect laminate worktops. Inset 1.5 bowl sink with side drainer. Inset four ring gas hob with curved glass cooker hood above. Integrated oven and grill. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Matching range of eye level wall cupboards. Large central breakfast bar island. Understairs storage cupboard. Door to side. Tiled flooring. Two windows to rear. Tiled splash back. Recessed spotlights. Two radiators.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the large central landing area. Access to roof space.

BEDROOM ONE

14' 7" x 10' 10" (4.45m x 3.31m)

An excellent sized primary bedroom with window to front. Two double built in wardrobes. Radiator.

BEDROOM TWO

21' 2" x 7' 5" (6.46m x 2.28m)

A large double bedroom with windows to front and side. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

7' 4" x 5' 9" (2.24m x 1.77m)

White suite comprising low level wc, wash hand basin, corner shower cubicle with chrome shower above. Full wall tiling. Obscured glass window to rear. Recessed spotlights. Extractor fan. Chrome heated towel rail.

BEDROOM THREE

12' 2" x 10' 8" (max)(3.71m x 3.27m)

Overlooking the large rear garden, a third double bedroom. Built in double wardrobe. Radiator.



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BEDROOM FOUR

10' 11" x 7' 10" (3.33m x 2.40m)

Aspect to front, a good sized fourth bedroom. Over stairs cupboard. Radiator.

FAMILY BATH AND SHOWER ROOM

8' 11" x 5' 6" (2.74m x 1.68m)

Modern white suite comprising low level wc, large vanity wash basin with storage below, wood effect panelled bath with shower mixer tap. Large shower cubicle with twin head chrome shower above. Obscured glass window to rear. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

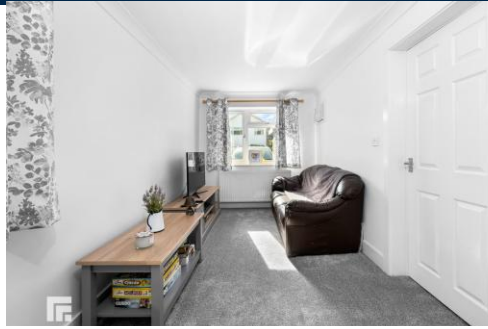
An exceptionally large rear garden with large porcelain tiles patio with glass verandah over. Brick built bbq stand. Leading onto an exceptionally large area of lawn with rear timber decked relaxation area and large area of loose decorative stones. Timber storage shed. Pathway to side leading to gate giving access to front. Outside tap. Three inset maturing trees with neat bed surrounds. Full enclosed by timber fencing. Outside light.

FRONT GARDEN

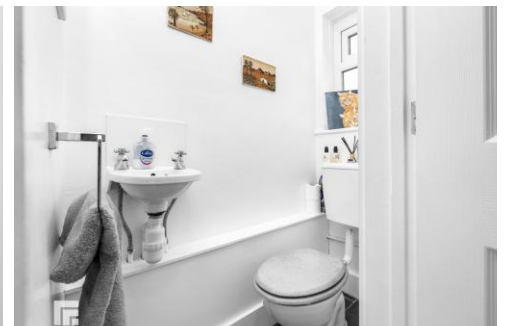
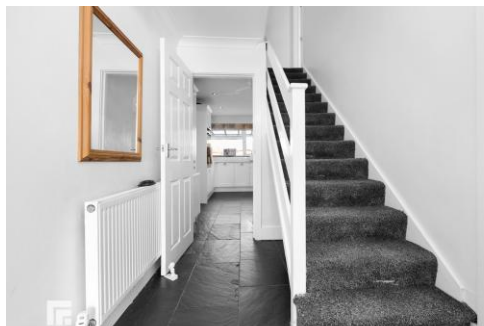
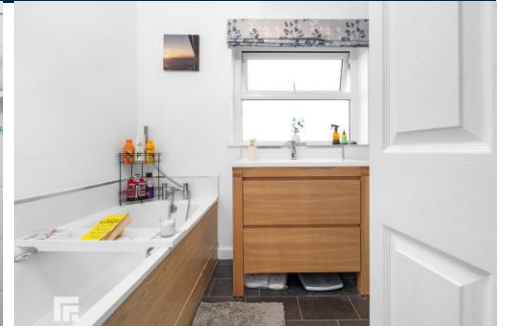
Keyblock driveway to front with area of lawn. Hedgerow to boundary. Timber gate to side.



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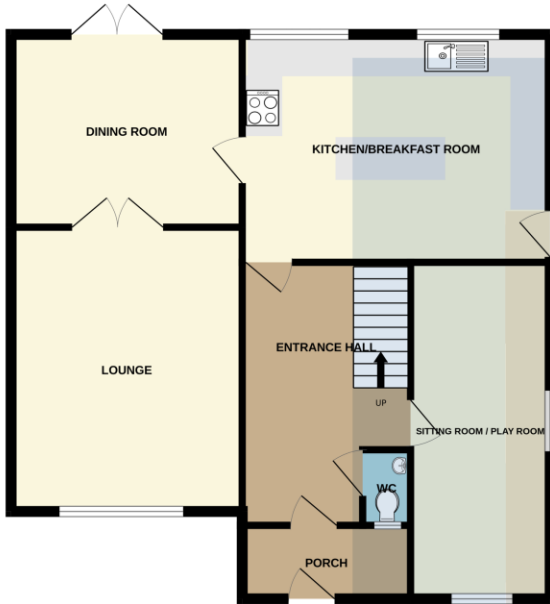


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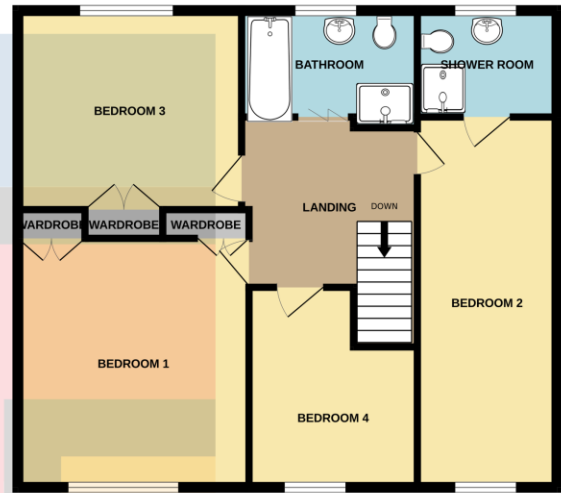


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GROUND FLOOR
833 sq.ft. (77.3 sq.m.) approx.

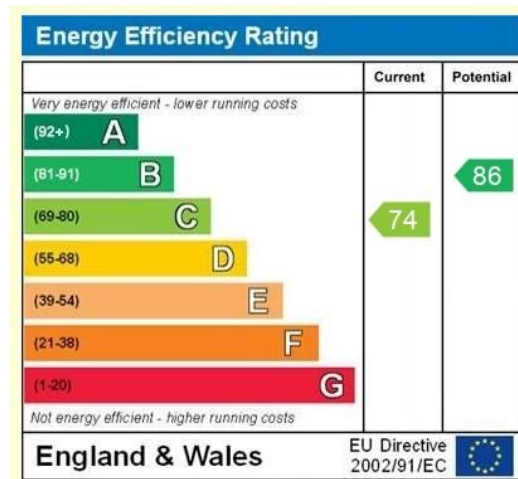


1ST FLOOR
754 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 1586 sq.ft. (147.4 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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