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**Valkyrie, 9a Heol Y Parc, Pentyrch, Cardiff, CF15 9NB**

**£270,000**

**pa**black

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A truly impressive beautifully modernised spacious purpose built two bedroom self-contained first floor flat, occupying a prime position on the corner of Penuel Road and Heol-y-Parc in the delightful semi-rural Village of Pentyrch.

This very impressive well-presented flat provides 950 square feet with lovely first floor outlooks across the village and onto rolling green fields and countryside from the front, and across large areas of open playing fields to the rear.

This versatile property forms part of a purpose built two storey gable fronted modern house, constructed in 1977 and occupying a large corner plot with extensive level enclosed private gardens, an entrance drive providing private off road parking and a semi-detached single garage.

The property benefits PVC double glazing throughout, gas heating with panel radiators and a modern gas boiler, stylish modern fitted kitchen with integrated appliances, a relaxing lounge (15'10 x 13'3), two good sized bedrooms and a stylish modern bathroom suite.

The property is leasehold for 99 years from 25th December 1977, but the current owner also owns 50% share of the freehold for the building which would allow them to re-new the lease at any time at a minimal cost.

## Location

With gardens that enjoy considerable privacy this first floor flat would be ideal for a retirement buyer, or a single person/couple, seeking the opportunity to live within the Village of Pentyrch with its excellent local schools, and its catchment for Radyr High School, where local children are collected by bus.

A very spacious property located within a highly respected private residential, well away from busy passing traffic, yet well placed within walking distance to the village centre of Pentyrch. Pentyrch Village with its shopping centre and facilities whilst within easy driving distance is Cardiff via Llantrisant Road connecting to Llandaff and the city centre.

Pentyrch Village enjoys access via Pentyrch Hill directly on to the A 470 enabling fast travel from east to west Cardiff, Newport and the M4, whilst off Llantrisant Road there is a further M4 link providing fast access to Swansea and West Wales. Pentyrch has its own Primary School and is situated within the catchment area of Radyr High school, one of Cardiff's finest comprehensive schools. There are also thriving Rugby, Football, Tennis, Cricket, Bowls and Squash Clubs.

## Ground Floor

### Independent Entrance Hall

Approached from the ground floor via an independent PVC double glazed part panelled entrance door leading to a single slight stair case with hand rail which leads directly to the first floor landing, high cove ceiling with access to roof space, radiator, useful built in double cloaks hanging cupboard, white PVC double glazed window with a side garden aspect.







## First Floor Landing

### Lounge

15' 10" x 13' 3" (4.83m x 4.04m) Approached from the first floor landing via a pine part panelled entrance door with regency handle leading to a spacious lounge equipped with stylish wood effect flooring, a large double radiator, high cove ceiling with spot lights and a white PVC double glazed window with outlooks that extend across the front gardens, over the village and onto rolling green fields in the distance. The kitchen is located off the lounge. Wide alcove recess measuring 8'9" depth x 4'8" width housing a wall mounted stylish contemporary coal effect electric fire.

### Kitchen

9' 10" x 9' 4" (3.00m x 2.84m) Beautifully fitted along three sides with stylish contemporary modern floor eye level units with high gloss white doors and slim line chrome effect handles beneath granite patterned laminate work tops incorporating a breakfast bar. Integrated Cooke & Lewis four ring gas hob, integrated sink unit with chrome power jet mixer taps, vegetable cleaner and drainer, matching tall storage unit housing a integrated fan assisted electric oven with separate grill, space for the housing for an upright fridge freezer, built in airing cupboard, wood style flooring, PVC double glazed window with elevated outlooks across the gardens extending over the village and onto rolling green fields. Wall mounted Baxi gas fired central heating boiler.



### Bedroom One

14' 7" x 10' (4.45m x 3.05m) Approached independently from the first floor landing via a pine part panelled door with upper light glass panels and regency handles, leading to a double size bedroom beautifully equipped with customer made fitted wardrobes, bed side cabinets and alcove wardrobe providing extra storage depth, PVC double glazed window with outlooks across the rear gardens extending to Pentyrch Rugby playing fields, high cove ceiling, double radiator.

### Bedroom Two

11' x 9' 6" (3.35m x 2.90m) Approached independently from the first floor landing via a pine part panel door with upper light glass panels with regency handle. High cove ceiling, spot lights, radiator, tasteful decor, PVC double glazed window with outlooks across the rear gardens, very useful single built in over stair storage cupboard/wardrobe.

### Bathroom

9' 3" x 5' 6" (2.82m x 1.68m) Stylish and contemporary modern white suite with stunning tiled walls and attractive vinyl flooring, comprising a large panel bath with chrome mixer taps, chrome shower fitment, shower screen, slim line W.C, shaped mounted wash hand basin with chrome mixer taps and pop up waste within a built out vanity unit, Double radiator, PVC double glazed pattern glass window to side, approached from the landing via a pine part panel door with glass panels and regency handle.



**Outside Rear Gardens** There are private level enclosed gardens to the front and side of the property, an entrance path, a decked sun terrace, and various useful outbuildings.

**Garage** There is a single garage position to the rear of the property, located within a block of just two, one being for the ground floor flat, the second belonging to the first floor flat. This garage is approached by an entrance drive, with access from the rear.

**Directions** Travelling along the Manor Way, away from Cardiff. Continue into the A470, take the next exit on the left signposted Radyr, Gwaelod Y garth and Taffswell. At the roundabout take the first exit on the left, and then at the next roundabout bear right taking the second formal exit onto Main Road. Continue along this road which links onto Heol Goch. Continue up this county road, dropping into the village of Pentyrch. At a T junction bear right into Bronllwyn, travel through the village centre and after passing Pentyrch Primary School, take the next turning on the left into Peniel Road, and then next right into Heol Y parc, where by the property will be found on the left hand side.

**Leasehold Tenure** The property is leasehold for 99 years from 25th December 1977, but the current owner also owns 50% share of the freehold for the building which would allow them to re-new the lease at any time at a minimal cost.





## Pentyrch

Pentyrch (Welsh: Pen-tyrch) is a village and community located on the western outskirts of Cardiff, the capital city of Wales. The village gives its name to a Cardiff local authority electoral ward, Pentyrch, which covers the village and immediate surrounding area. The Pentyrch community includes the neighbouring village of Creigiau and Gwaelod y Garth. People living in Pentyrch are commonly known as "Penterchyians". The village is situated next to the Garth Mountain, high above the River Taff. The village can be reached from junction 32 of the M4 Motorway, then A470, then via Heol Goch, a hill flanked by a quarry and nature reserve. Alternatively, Church Road provides access from Llantrisant Road near St Fagans. Other approaches are from Creigiau and Gwaelod-y-Garth. Pentyrch became the newest addition to the Cardiff unitary authority in 1996.[4] The electoral ward of Pentyrch elects one councillor to Cardiff Council. It falls within the parliamentary constituency of Cardiff West. The Pentyrch Community Council has thirteen elected (or co-opted) members, representing the villages of Pentyrch, Creigiau (including Capel Llanilltern) and Gwaelod y Garth.

## Amenities

Acapela Studio, a concert hall and recording studio, is owned by harpist Catrin Finch and music and television producer Hywel Wigley. Acapela studio has hosted a series of Welsh acts such as Gruff Rhys, Cerys Matthews and Charlotte Church as well as local and international



music acts. Many programs for S4C and the BBC are filmed there. The building itself is converted from the former presbyterian Capel Horeb. Opposite Acapela is the Lewis Arms public house.

The focus of older buildings in the village is reached by forking left after entering the village, travelling down to the King's Arms pub, and St. Catwg's Church, at the lowest point of the village. Along with St. Catwg's Church and its lychgate, the King's Arms is a Grade II Listed building. Originally a seventeenth century copyhold farm called Cae Golman, the King's Arms became established as a public house in the eighteenth century.

The bar has a fireplace with a chamfered beam, dated 1711. Housing is split between older housing and large developments of post-1970s housing. Sport in the village is centred on the Pentyrch Rugby Football Club. There is also a cricket pitch and other facilities at the club. Pentyrch Rangers football club is based in the village. The club has nearly 200 registered players and runs 10 junior and mini football teams in the Cardiff and District League.

Other amenities include a village hall and primary school. Craig-y-parc House, in wooded grounds outside the village is a former country house, now a residential school for children and young adult with disabilities. Designed by Charles Edward Mallows for the colliery owner Thomas Evans, and built between 1914 and 1918, it is a Grade II\* listed building.













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