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Crossways, Heol Y Parc, Pentyrch, Cardiff. CF15 9NB

£270,000

**pa** black

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A spacious purpose built ground floor two bedroom self-contained flat, forming part of a two storey detached modern property, located on the corner of both Heol Y Park and Penuei Road in the popular semi-rural village of Pentyrch.

With the special benefits of a good size level garden and a single garage with drive.

Built circa 1977 this impressive well-designed ground floor property benefits gas heating with panel radiators, PVC double glazed windows, and versatile living space.

The accommodation comprises an independent entrance hall, an open plan L shaped kitchen and sun lounge conservatory (24'1 x 22'7), a separate lounge (15'10 x 9'10), two good sized bedrooms and a separate 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.

Occupying a prestigious position fronting highly respected Heol Y Parc, with lovely front outlooks towards open green fields and countryside, whilst backing onto open playing fields to the rear.

With gardens that enjoy considerable privacy this ground 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. This







## Ground Floor

### Entrance Hall

Approached via a white PVC double glazed part panelled entrance door leading to a main hall with part woodblock flooring, cove ceiling, radiator, part panelled walls, built in double cloaks hanging cupboard, further useful built in under stair storage cupboard with shelving and a modern trip switch consumer unit.

### Open Plan Kitchen/conservatory

24' 1" x 22' 7" (7.34m x 6.88m)

A L shaped open plan kitchen and family room, fitted along two sides with a range of floor and eye level units with glass fronted display cabinets, integrated plate rack and spice shelves, a large Range Master 110 Gourmet leisure cooker with four ring gas hob and separate wok burner/griddle, two integrated fan assisted electric ovens, warming draw, grill, glass top and canopy style extractor hood, space for plumbing for an automatic dishwasher, stainless steel sink with chrome mixer taps, vegetable cleaner and drainer, beach block worktops, wall mounted logic, ideal gas fired central heating boiler, space for the housing of an upright fridge freezer, open plan to a family room with fire place, polycarbonate PVC double glazed roof with PVC double glazed windows with bevelled upper glass lights, PVC French doors opening onto the front gardens, space for two two seater sofas and a dining table and chairs.



### Lounge

15' 10" x 9' 10" (4.83m x 3.00m)

Plus a deep full width alcove recess, together with a further built in wardrobe with multiple storage shelves, parquet block flooring, cove ceiling, radiator, PVC double glazed French doors leading to the open plan family room and kitchen, with a further side screen PVC window.

### Bedroom One

14' 8" x 10' (4.47m x 3.05m)

Approached from the entrance hall via a pine part panelled door, original block parquet flooring throughout, cove ceiling, double radiator, further double built in wardrobe providing extra storage space, PVC double glazed French door with side screen window opening onto the well-stocked and private rear gardens.

### Bedroom Two

11' 1" x 9' 1" (3.38m x 2.77m)

Approached independently from the entrance hall via a pine part panelled door original parquet block flooring, double radiator, PVC double glazed window with a view across the private sizeable rear gardens.



### Bathroom

9' 5" x 5' 6" (2.87m x 1.68m)

White suite with walls largely ceramic tiled, comprising bath with mixer taps and mixer shower fitment, W.C, shaped pedestal wash hand basin with chrome taps, shaver point, radiator, PVC double glazed pattern glass window to side.

### 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.









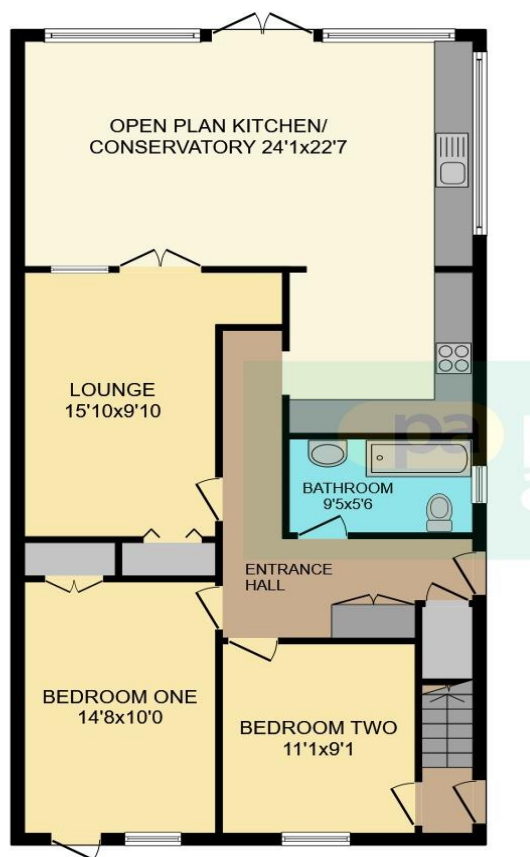






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**Ground Floor**

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