



**86 MAES Y SARN**  
**PENTYRCH**  
**CARDIFF CF15 9QR**

ASKING PRICE OF  
**£410,000**



**DETACHED PROPERTY**



**4**



**1**



**2**



**3**

**\*\* FOUR BEDROOM DETACHED FAMILY HOUSE \*\* SOUGHT AFTER VILLAGE LOCATION \*\*** A bright and spacious, bay fronted detached family house in the sought after village of Pentyrch, being a short distance from local amenities. Entrance hallway, cloakroom, spacious bay fronted lounge, large dining room, neat fitted kitchen and utility room. To the first floor are four good sized bedrooms and family bathroom with shower over bath. Gas central heating, double glazed windows. Paved patio and lawned rear garden. Lawned front garden and driveway leading to the garage. EPC Rating: D

#### 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 HALLWAY

Approached via a wood panelled entrance door leading to the spacious entrance hallway. Staircase to first floor. Radiator. Archway to inner hallway with doors to dining, kitchen and cloakroom.

#### CLOAKROOM

Comprising low level wc, wash hand basin with storage below. Tiled splash back. Obscured glass window to side.

#### LOUNGE

17' 10" x 13' 6" (into bay) (5.44m x 4.13m)  
An excellent sized bay fronted reception overlooking the lawned front garden. Additional window to side. Feature gas fire. Folding doors to dining room. Two radiators.

#### DINING ROOM

12' 7" x 11' 10" (3.85m x 3.63m)  
Overlooking the delightful rear garden, an excellent sized dining room with folding doors to lounge. Radiator.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1,378 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### KITCHEN AND BREAKFAST ROOM

12' 1" x 8' 6" (3.69m x 2.60m)

With units and worktops to three sides. Inset 1.5 bowl stainless steel sink with side drainer. Space for slot in cooker. Matching range of eye level wall cupboards. Tiled splash back. Space for breakfast table. Radiator. Door to utility room.

#### UTILITY ROOM

8' 10" x 8' 0" (max) (2.71m x 2.44m)

Inset stainless steel sink. Plumbing for washing machine. Space for fridge freezer. Obscured glass window to side. Wall mounted 'Baxi' combi gas central heating boiler. Door to rear porch.

#### REAR PORCH

With door to rear garden and enjoying full views over the rear garden.

#### LANDING

Entered via a turning staircase, window to side, access to loft space, doors to four bedrooms and family bathroom.

#### BEDROOM ONE

11' 6" x 14' 7" (to wardrobes) (3.53m x 4.46m)

A good sized principal bedroom with built in sliding door wardrobes. Radiator. Window to front.

#### BEDROOM TWO

11' 7" (max) x 11' 5" (3.54m x 3.50m)

3.54 x 3.50

Window to front, a second double bedroom, built in two door wardrobe, radiator. Window to front.

#### BEDROOM THREE

12' 1" x 7' 10" (3.70m x 2.39m)

A third double bedroom. Radiator. Window to rear.



# 86 MAES Y SARN, PENTYRCH, CARDIFF CF15 9QR

## BEDROOM FOUR

9' 3" x 8' 8" (2.84m x 2.66m)

Built in wardrobe, radiator. Window overlooking the well maintained rear garden.

## FAMILY BATHROOM

8' 8" x 7' 5"(max) (2.65m x 2.28m)

White suite; combined low level WC and wash hand basin with chrome mixer tap and vanity with countertop. Bath with chrome mixer tap and name held shower head; chrome shower and folding glass shower screen. Built in cupboard. Half wall tiling and tiled splashbacks. Tiled flooring. Extractor fan. Chrome heated towel rail. Obscured glass window to side.

## OUTSIDE

### REAR GARDEN

A delightful rear garden with paved patio and lawn with hedgerow to borders. Side access.

### FRONT GARDEN

Area of lawn with driveway to side leading to garage.

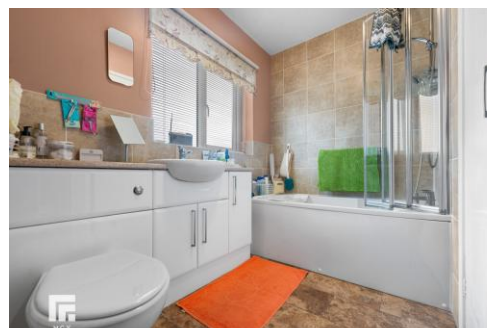
## GARAGE

With up and over access door. Power and lighting.



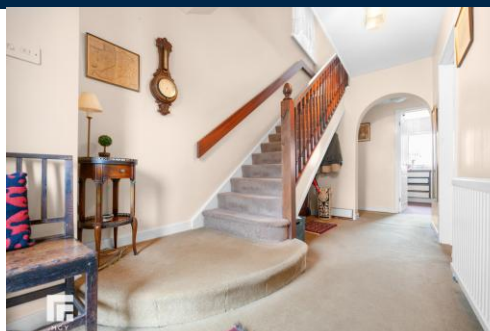


# 86 MAES Y SARN, PENTYRCH, CARDIFF CF15 9QR





# 86 MAES Y SARN, PENTYRCH, CARDIFF CF15 9QR



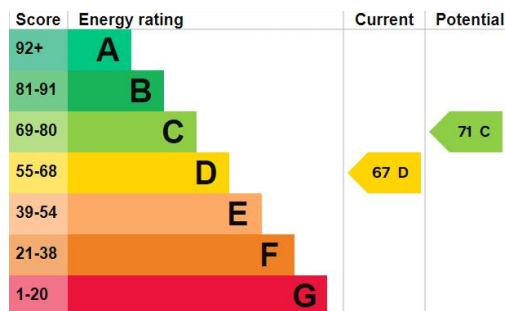
# 86 MAES Y SARN, PENTYRCH, CARDIFF CF15 9QR



TOTAL FLOOR AREA : 1378sq.ft. (128.0 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.

Made with Metroplex ©2024



**RADYR** 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or other wise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

**MGY.CO.UK**