

19 Penmaes,

Pentyrch, Cardiff, CF15 9QS



Estate Agents and
Chartered Surveyors

Asking Price Of

£599,950



Detached House



Property Description

**** LARGE PLOT AT THE HEAD OF QUIET CLOSE **
FIVE DOUBLE BEDROOMS **** A beautifully presented five bedroom detached family house located on a large plot at the head of a quiet close, being in the sought after village of Pentyrch. Entrance hallway, large lounge, sitting room, modern fitted kitchen and dining room with integrated appliances, utility room and newly fitted cloakroom. To the first floor are five good sized bedrooms, principal bedroom with large modern shower room and a separate newly fitted family bathroom with shower over bath. Gas central heating, double glazing. Large lawned rear and side gardens with a southerly aspect. Long driveway to front.
EPC Rating: D

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,684 sq. ft.

**Viewing Arrangements
Strictly by appointment**

LOCATION

Situated in the sought after village of Pentyrch which has a small parade of shops, GP surgery and a chemist, a local primary school, plus social and recreational facilities including rugby and cricket, tennis, bowls, squash, football and gardening clubs. Easy access to local countryside walks. The property also benefits from excellent transport links with easy access to the M4 and A470, plus a regular train service from nearby Taffs Well. The property is also within the Radyr Comprehensive catchment area.

ENTRANCE HALLWAY

Approached via a uPVC entrance front door leading to the spacious entrance hallway, radiator low level under stairs storage cupboard and staircase with spindle banister to the first floor.

LOUNGE

14' 2" x 14' 1" (4.33m x 4.31m)
Overlooking the lawned front garden, a good sized principal reception, additional window to side, quality wood flooring, radiator and feature fireplace with marble tiled hearth and back with wooden surround.

SITTING ROOM

13' 3" x 10' 9" (4.06m x 3.30m)
Overlooking the entrance approach, a good sized second reception, quality wood flooring and radiator.

KITCHEN/DINING ROOM

20' 6" x 12' 10" (6.26m x 3.92m)
Well appointed along four sides in shaker style fronts with chrome bar handles beneath round nosed worktop surfaces, inset 1.5 bowl stainless steel sink with side drainer, integrated dishwasher, integrated fridge freezer, inset four ring hob with cooker hood above, integrated oven, wall tiling to splash back areas, dining area with space for large family dining table, french doors to rear garden, recessed spotlights and radiator.

UTILITY ROOM

7' 8" x 7' 3" (2.35m x 2.22m)
Units and worktops to two sides with inset stainless steel sink and side drainer, plumbing for washing machine, space for tumble dryer, space for fridge freezer, matching range of eye level wall cupboards, rear lobby with door to rear garden, radiator, cloakroom and storage cupboard.

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CLOAKROOM

Newly fitted white suite comprising low level wc, vanity wash basin with storage below, full wall and floor tiling, radiator and obscure glass window to rear.

FIRST FLOOR LANDING

Approached via an easy rising staircase leading to the central landing area, access to roof space and large airing cupboard housing the hot water cylinder.

BEDROOM ONE

14' 9" (max) x 10' 9" (3.64m x 3.30m)

Overlooking the quiet close, a good sized principal bedroom, radiator and door to ensuite.

EN-SUITE SHOWER ROOM

7' 1" x 7' 1" (2.17m x 2.16m)

Large modern ensuite shower room with white suite comprising low level wc, vanity wash basin with storage below, double size shower cubicle with rainfall chrome shower, extractor fan, recessed spotlights, full wall and floor tiling, window to side and chrome heated towel rail.

BEDROOM TWO

15' 5" x 9' 10" (4.70m x 3.02m)

Aspect to front, a good sized second double bedroom, laminate flooring and radiator.

BEDROOM THREE

12' 5" x 8' 8" (3.80m x 2.65m)

With two windows to rear, a further double bedroom, radiator.

BEDROOM FOUR

12' 4" x 10' 4" (3.77m x 3.15m)

Aspect to front, a further double bedroom, radiator.

BEDROOM FIVE

11' 8" x 7' 7" (3.57m x 2.32m)

Aspect to rear, a further double bedroom, radiator.

FAMILY BATHROOM

9' 9" x 6' 11" (2.99m x 2.13m)

Newly fitted family bathroom with white suite comprising low level wc, vanity wash basin with storage below, panelled bath with Mira shower above, wall and floor tiling, obscure glass window to rear, extractor fan and radiator.

OUTSIDE

REAR & SIDE

Enjoying a south facing rear aspect, an exceptional large and delightful rear and side garden comprising paved patio leading onto an area of lawn with borders of plants and shrubs. Enclosed with timber fencing. Outside tap.

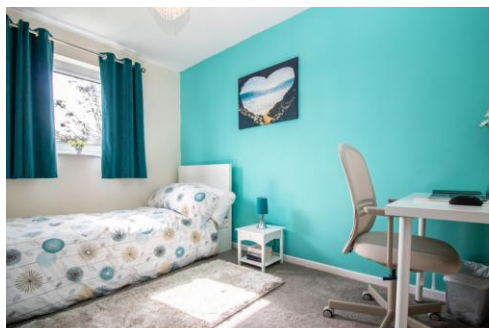
FRONT GARDEN

Lawned front garden with long driveway, gate to side and rear garden.

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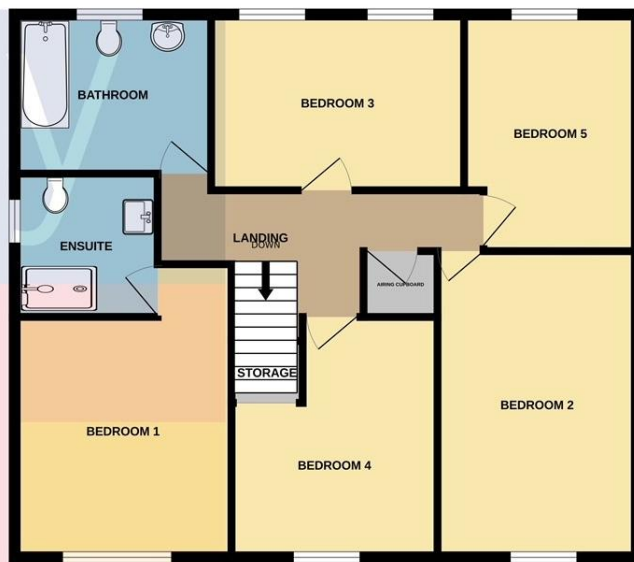


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GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 1684 sq.ft. (156.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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