



**55 PENTWYN**  
RADYR  
CARDIFF CF15 8RE

ASKING PRICE OF  
**£650,000**



**DETACHED HOUSE**



**5**



**2**



**3**



**2**

**\*\* EXTENDED FIVE BEDROOM DETACHED FAMILY HOME \*\* LARGE SOUTH FACING REAR GARDEN \*\* DOUBLE GARAGE \*\*** An exceptionally spacious, five bedroom detached family house in the sought after area of Radyr, being a short distance from well regarded schools, transport links and other amenities. Entrance porch, spacious hallway, cloakroom, lounge with doors to rear garden, study, a good sized kitchen and dining room opening to the conservatory/garden room. To the first floor are five bedrooms and family bathroom. The primary bedroom benefits from a dressing room and an ensuite shower room. Gas central heating. Double glazed windows. Beautifully landscaped south facing rear garden comprising large paved patio and lawn. Lawn to front and paved key block driveway. EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 2,350 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

The property is situated in the much sought after Radyr area of Cardiff. Local amenities include good schools at all levels a parade of shops, Italian restaurant, doctors, dentist and opticians, library, golf and tennis clubs. There is a regular bus service to and from the city centre and train station near to the property. It is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding area.

#### ENTRANCE PORCH

Approached via a uPVC entrance door leading to the spacious porchway. Tiled flooring.

#### HALLWAY

9' 6" x 8' 4" (2.92m x 2.56m)

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

#### CLOAKROOM

White suite comprising low level wc, wash hand basin. Low level storage cupboard. Obscured glass window to rear.

#### LOUNGE

20' 0" x 11' 11" (6.11m x 3.64m)

A sizeable primary reception with window to front and patio doors to the attractive rear garden. Laminate flooring. Two radiators.

#### STUDY

10' 10" x 9' 10" (3.31m x 3.01m)

Overlooking the entrance approach. Storage cupboard. Serving hatch to kitchen. Laminate flooring. Radiator.

#### KITCHEN/DINING ROOM

31' 9" x 9' 6" (9.68m x 2.92m)

With kitchen units well appointed along three sides in wood panelled fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset five ring gas hob with cooker hood above and overily below. Integrated dishwasher. Integrated fridge. Tiling to splash back areas. Window overlooking the garden. Large area for family dining table. Tiled flooring. Door to rear garden. Opening to conservatory/garden room.

#### CONSERVATORY/GARDEN ROOM

12' 10" x 9' 4" (3.93m x 2.86m)

Open plan with the kitchen and dining room, enjoying full views over the delightful rear garden with french doors opening to the patio. Tiled flooring. Air conditioning/heating unit.

#### FIRST FLOOR

##### LANDING

Approached via a full turning staircase leading to the spacious first floor landing. Access to roof space. Doors to all bedrooms and family bathroom. Large window overlooking the rear garden. Radiator.

##### BEDROOM ONE

19' 9" x 13' 10" (6.04m x 4.23m)

Overlooking the rear garden, an exceptional large rear garden. Laminate flooring. Radiator. Door to dressing room and ensuite.

##### DRESSING ROOM

9' 8" x 5' 2" (2.96m x 1.59m)

With fitted wardrobes to two sides. Window to front. Laminate flooring. Radiator.



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## EN-SUITE SHOWER ROOM

9' 6" x 5' 2" (2.91m x 1.59m)

White suite comprising low level wc, vanity wash basin with storage below, large corner shower cubicle. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to front. Electric shaver point. Chrome heated towel rail.

## BEDROOM TWO

Overlooking the rear garden, a second double bedroom. Laminate flooring. Built in wardrobes to one side. Radiator.

## BEDROOM THREE

13' 2" x 8' 11" (4.03m x 2.73m)

Overlooking the entrance approach, a third double bedroom. Laminate flooring. Built in wardrobe. Radiator.

## BEDROOM FOUR

8' 11" x 8' 10" (2.73m x 2.71m)

Aspect to front, laminate flooring. Built in wardrobe. Radiator.

## BEDROOM FIVE

9' 0" x 7' 0" (2.75m x 2.15m)

Aspect to rear. Built in wardrobe. Laminate flooring. Radiator.

## FAMILY BATHROOM

6' 9" x 5' 4" (2.08m x 1.63m)

Comprising low level wc, wash hand basin, jacuzzi style bath with shower above. Full wall tiling. Tiled flooring. Obscured glass window to front. Built in airing cupboard housing the 'Vaillant' combi gas central heating boiler. Chrome heated towel rail.

## REAR GARDEN

A beautifully presented, south facing rear garden with well laid paved patio area leading onto manicured areas of lawn with inset plants, shrubs and raised pond. With borders of plants and shrubs. Outside power point. Outside tap. Side access. Raised fire pit to the patio area.

## FRONT GARDEN

With a large area of lawn to front with various inset shrubs and conifers. Keyblock driveway leading to garage with keyblock paved pathway to covered entrance and front door.

## DOUBLE GARAGE

19' 11" x 15' 2" (6.09m x 4.63m)

With twin up and over access doors. Power and lighting. Space for fridge and freezer. Plumbing for washing machine. Door to kitchen and dining room.



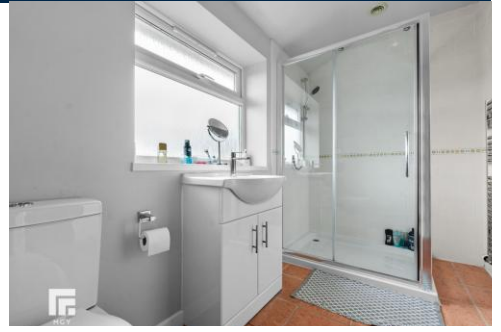


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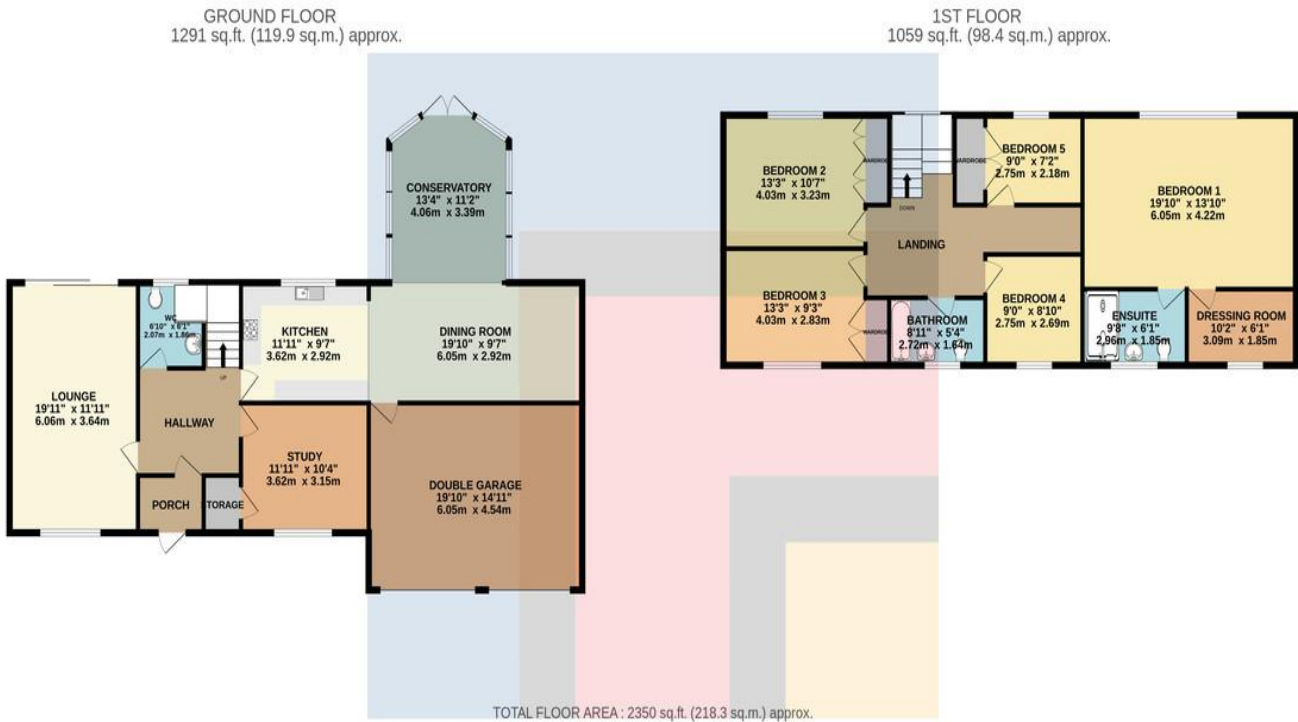




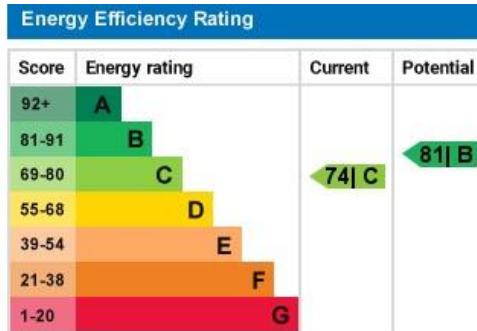
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