



**SWN Y GWYNT, PEN Y WAUN**  
**PENTYRCH**  
**CARDIFF CF15 9SJ**

ASKING PRICE OF  
**£895,000**



**DETACHED PROPERTY**



**5**



**3**



**3**



**3**

**\*\* EXCEPTIONAL FIVE BEDROOM DETACHED  
\*\* LARGE REAR GARDEN \*\* IN AND OUT  
DRIVEWAY \*\* DOUBLE GARAGE \*\*** An immaculately presented, exceptional five bedroom detached family house in the sought after area of Pentyrch. Spacious entrance hallway, ground floor shower room, large lounge with cast iron wood burner, sizeable family dining room, sitting room/study with fitted furniture and cast iron wood burner, modern fitted kitchen with granite worktops and integrated appliances, a good sized utility room. To the first floor are five bedrooms, primary bedroom with an ensuite shower room and balcony, there is also a separate family bath and shower room. Gas central heating. Double glazing. Rear garden of excellent proportions and enjoying a south facing aspect, comprising paved patio and lawn. To the front is a pressed concrete in and out driveway. EPC Rating: C

#### LOCATION

The property is situated in the village of Pentyrch, approximately 7 miles north west of the capital City. The village is served by a group of local shops which includes a supermarket, post office, beauty salon and newsagents. There are two public houses and a surgery. The village of Creigiau is also nearby with a supermarket, post office and public house. There are a wide range of local organisations and sporting activities including rugby, bowls, tennis and cricket. There are bridle paths and footpaths close by.

#### ENTRANCE HALLWAY

Approached via a uPVC double glazed entrance door leading to the spacious entrance hallway. Staircase to first floor. Quality herringbone effect oak wood flooring. Radiator.

#### FAMILY SHOWER ROOM

Quality white suite comprising low level wc, vanity wash basin with storage below, corner shower cubicle with chrome shower above. Full wall tiling. Tiled flooring. Obscured glass window to front. Recessed spotlights. Extractor fan. Chrome heated towel rail.

#### DINING ROOM

15' 4" x 14' 4" (4.69m x 4.37m)  
An excellent sized family dining room with deep silled bay style window to front. Ample space for large family dining table. Radiator. Archway leading to the lounge.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: H**

**FLOOR AREA APPROX: 2,571 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOUNGE

22' 2" x 14' 10" (6.78m x 4.54m)

An excellent sized primary reception with patio door opening to the rear patio, windows to either side of the patio door. Additional window to side. Enjoying high beamed ceilings. Feature stone fireplace with inset cast iron wood burner. Two radiators.

#### SITTING ROOM/STUDY

13' 8" x 12' 5" (4.17m x 3.79m)

With patio door opening to the rear patio, a further versatile reception currently used as a study and sitting room. A range of newly fitted office cupboards with central desk. Cast iron wood burner with slate hearth. Quality Oak flooring.

#### KITCHEN AND BREAKFAST ROOM

27' 5" x 10' 7" (8.36m x 3.24m max)

Well appointed along three sides in solid wood painted shaker style fronts beneath round edge granite worktops. Inset 1.5 bowl stainless steel sink with worktop side drainer. Inset four ring induction hob with curved glass cooker hood above. Two integrated ovens, with plate heating drawers below. Two integrated dishwashers. Space for American style fridge freezer. Integrated microwave. Matching range of eye level wall cupboards. Wall tiling to splash back areas. Marble tiled flooring. Windows to front and rear. Ample space for family breakfast table. Under floor heating. Door to utility room.

#### UTILITY ROOM

13' 6" x 6' 9" (4.12m x 2.06m)

An excellent sized utility room with units and worktops to two sides. Inset ceramic sink with side drainer. Plumbing for washing machine. Space for tumble dryer. Cupboard housing the 'Worcester' gas central heating boiler. Tiled splash back. Marble flooring. Radiator. Window to rear. Door to rear garden. Door to garage.

#### FIRST FLOOR



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## LANDING

Approached via a quarter turning staircase leading to the central landing area. Access to roof space. Window to front. Airing cupboard housing the hot water cylinder.

## BEDROOM ONE

15' 7" x 15' 0" (4.77m x 4.58m)

An excellent sized primary bedroom with a range of bedroom furniture to two sides including wardrobes and bedside tables. Radiator. Door to ensuite. Patio door opening to the balcony measuring 4.59m x 2.69m with obscured glass framed surround and tiled flooring.

## EN-SUITE SHOWER ROOM

8' 9" x 6' 11" (2.68m x 2.11m)

Quality white suite comprising low level wc, vanity wash basin with storage below, double width shower cubicle. Travertine style wall and floor tiling with under floor heating. Obscured glass window to rear. Chrome heated towel rail.

## BEDROOM TWO

14' 6" x 11' 7" (4.44m x 3.55m)

Overlooking the large in and out driveway, a second double bedroom. Radiator.

## BEDROOM THREE

12' 5" x 9' 8" (3.81m x 2.97m)

Aspect to front, a further double bedroom. Radiator. Adjoining door to bedroom five.

## BEDROOM FOUR

10' 9" x 9' 8" (3.30m x 2.96m)

Overlooking the attractive rear garden, a good sized fourth bedroom. Radiator.

## BEDROOM FIVE

10' 8" x 7' 9" (3.27m x 2.38m)

Aspect to front. Laminate flooring. Radiator. Adjoining door to bedroom three.

## FAMILY BATH AND SHOWER ROOM

8' 10" x 7' 5" (2.70m x 2.28m)

White suite comprising low level wc, vanity wash basin with an abundance of storage, large corner shower cubicle, panelled bath with mixer tap. Full wall tiling. Obscured glass window to rear. LVT flooring. Heated towel rail.

## OUTSIDE

### REAR GARDEN

Enjoying a delightful south facing aspect with a large paved patio and timber built outside bbq and kitchen preparation area with additional storage, power, lighting and hot/cold water. A large area of lawn with trees and shrubs to rear boundary. Timber gate giving access to front.

### FRONT GARDEN

A large pressed concrete in and out driveway with stone built wall and entrance pillars to front. Conifers to two side borders. Arched porch way to front with tiled flooring. Timber gate to side leading to rear.

## DOUBLE GARAGE

19' 11" x 13' 8" (6.08m x 4.18m)

Integral double garage with electric up and over access door. Power and lighting. Tiled flooring. Door to utility room.





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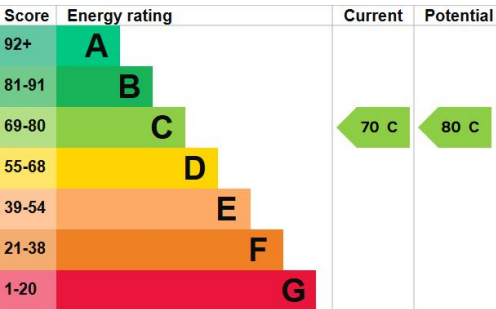
GROUND FLOOR  
1601 sq.ft. (148.7 sq.m.) approx.

1ST FLOOR  
970 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA : 2571 sq.ft. (238.9 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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