

37 Heol Y Pentre, Pentyrch, Cardiff, CF15 9QD



Estate Agents and
Chartered Surveyors

Asking Price Of

£795,000



Detached House

5

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Property Description

**** INDIVIDUALLY DESIGNED DETACHED FAMILY HOME ** CHOICE LOCATION IN THE VILLAGE OF PENTYRCH **** An exceptionally spacious detached family house, situated in the village of Pentyrch close to local amenities this property offers porch, hallway, spacious lounge, large dining room, sitting room, neat fitted kitchen, utility room, conservatory enjoying full rear garden views, study, ground floor shower room. To the first floor there are five double bedrooms, family bathroom and separate shower room. Delightful gardens laid mainly to lawn, wide driveway to front leading to double garage. EPC Rating: C.

Tenure Freehold

Council Tax Band G

Floor Area Approx 3,030 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in the highly regarded semi rural village of Pentyrch. Local amenities include a post office, doctors, pharmacy, veterinary surgery, public houses, shops, a primary school and thriving village hall. There are active sports and other clubs and societies in the village. The property is also within the catchment area of Radyr Comprehensive School. There is also a bus service to and from the Cardiff City Centre and the M4 motorway is in close proximity.

ENTRANCE

Entered via gated, block paved driveway with wrought iron boundary fence. Laid to lawn with shrub borders and mature boundary hedge. Gated access to rear. Double driveway with electric roller shutter door.

PORCH

Entered via uPVC double glazed front door into porch. Tiled flooring. Radiator. uPVC double glazed door into hallway.

HALLWAY

24' 7" x 6' 5" (7.505m x 1.972m)
Solid oak wood flooring. Doors to lounge, dining room, study, kitchen, utility room and shower room/WC. Radiator. Turning staircase to first floor.

LOUNGE

16' 3" x 15' 6" max (4.977m x 4.740m)
Solid oak wood flooring. Feature open fire place with tiled hearth. uPVC double glazed window to front. Archway to dining room.

DINING ROOM

15' 6" x 13' 10" (4.732m x 4.228m)
uPVC double glazed window to side. Solid oak wood flooring. Radiator. Double doors to sitting room.

SITTING ROOM

16' 2" x 15' 6" (4.938m x 4.728m)
uPVC double glazed patio doors to conservatory. Radiator. Solid oak flooring. Double doors to dining room.

KITCHEN

16' 2" x 15' 6" (4.937m x 4.732m)
Two uPVC double glazed windows to rear, plus uPVC double glazed door leading into the conservatory. A hand-made bespoke solid wood kitchen with a range of base and eye level units incorporating sink unit with drainer and mixer tap and complementary worksurfaces. Built in electric double oven, gas hob and extractor hood over. Integrated fridge/freezer and dishwasher. Door to utility room.

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UTILITY ROOM

10' 3" x 5' 10" (3.142m x 1.786m)
uPVC obscure double glazed window to side. A range of wooden base and eye level units incorporating under counter Belfast sink unit. Space for washing machine and tumble dryer. Wall mounted combi boiler.

CONSERVATORY

21' 4" x 10' 9" (6.503m x 3.281m)
uPVC double glazed conservatory with low level wall and uPVC double glazed patio doors to rear garden. Radiator.

STUDY

13' 6" x 8' 8" (4.118m x 2.654m)
uPVC double glazed window to front. Radiator.

SHOWER ROOM/WC

10' 3" x 6' 4" (3.130m x 1.944m)
uPVC obscure double glazed window to side. Fully tiled walls and floor. Low level wc. Pedestal wash hand basin. Bidet. Shower cubicle.

FIRST FLOOR

A spacious landing with doors to five bedrooms, the family bathroom and additional shower room with WC. Radiator. Loft access with pull down ladder. uPVC double glazed window to side. Laminate wood flooring. Radiator.

MASTER BEDROOM

16' 3" x 15' 6" (4.962m x 4.742m)
Feature circular uPVC double glazed window to rear overlooking the garden. Laminate wood flooring. Radiator. Fitted wardrobes and vanity unit with sink.

BEDROOM TWO

16' 3" x 15' 6" (4.976m x 4.742m)
Feature circular uPVC double glazed window to front with superb views. Laminate wood flooring. Radiator. Fitted wardrobes and vanity unit with sink.

BEDROOM THREE

15' 7" x 13' 9" max (4.750m x 4.210m)
Feature circular uPVC double glazed window to

rear overlooking the garden. Laminate wood flooring. Radiator. Fitted wardrobes and vanity unit with sink.

BEDROOM FOUR

15' 7" x 13' 6" max (4.758m x 4.129m)
Feature circular uPVC double glazed window to rear overlooking the garden. Laminate wood flooring. Radiator. Fitted wardrobes and vanity unit with sink.

BEDROOM FIVE

15' 6" x 13' 10" (4.738m x 4.230m)
Two double glazed velux windows to side aspect. Laminate wood flooring. Radiator.

FAMILY BATHROOM

10' 3" x 6' 4" (3.132m x 1.949m)
Velux window. Corner Jacuzzi bath. Pedestal wash hand basin. Low level wc. Bidet.

SHOWER ROOM/WC

10' 3" x 5' 9" (3.135m x 1.774m)
Velux window. Pedestal wash hand basin. Low level wc. Bidet. Shower cubicle.

OUTSIDE

REAR GARDEN

An enclosed rear garden with paved patio area, steps leading to lawned area with a variety of mature shrubs hedges and trees. Access to front of property via side gates.

DOUBLE GARAGE

A detached double garage with electric up and over door. Pedestrian door to rear. Power and lighting.

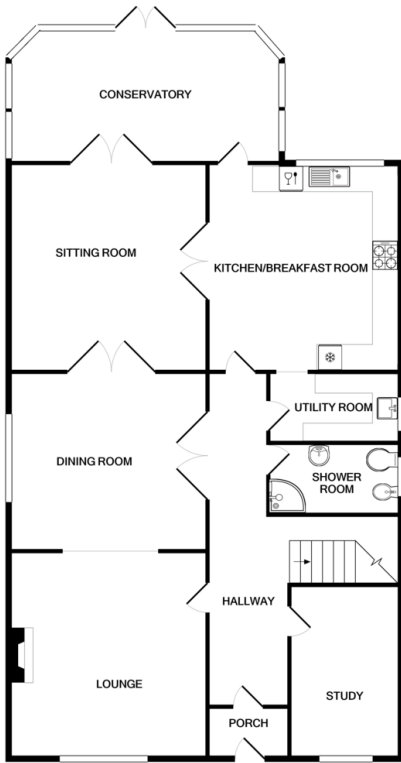
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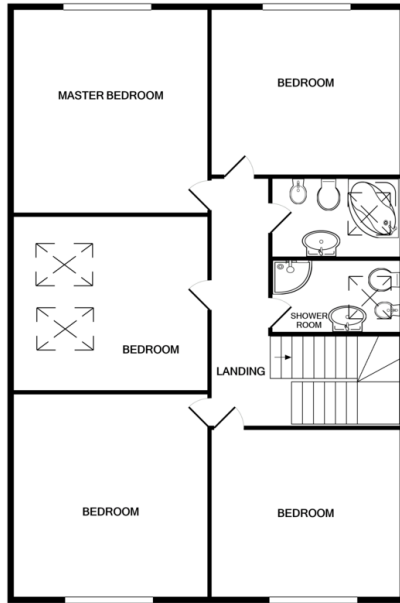
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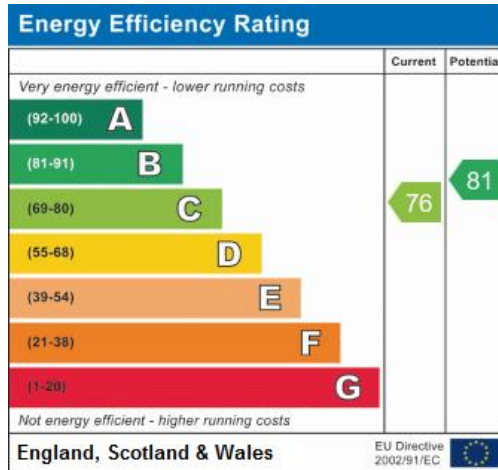
GROUND FLOOR
APPROX. FLOOR
AREA 1627 SQ.FT.
(151.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1403 SQ.FT.
(130.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 3030 SQ.FT. (281.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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