

# Delfryn, Pen Y Waun

Pentyrch | Cardiff | CF15 9SJ

**Detached House | Offers In Excess Of £799,950**



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# PROPERTY DESCRIPTION

\*\* IMMACULATE & RECENTLY REFURBISHED, FIVE BEDROOM EXECUTIVE DETACHED HOME \*\* SOUTHERLY FACING REAR GARDEN \*\* VIEWING HIGHLY RECOMMENDED \*\* MGY are very pleased to offer for sale this stylish five bedroom detached home in the popular village of Pentyrch. Only a short walk to the main cluster of shops and countryside walks to the Garth Mountain, this property is much improved, briefly comprising: entrance hallway, lounge, dining room, kitchen/dining/family room, utility room and cloakroom/WC. To the first floor are five double bedrooms including master with dressing area and en-suite, a second en-suite plus a brand new family bathroom. Outside are spacious landscaped gardens, in-and-out driveway and double garage with electric roller shutter doors. EPC Rating: C.

- **Tenure** Freehold
- **Council Tax Band** H
- **Floor Area (Approx).** 2692 sq.ft
- **Viewing Arrangements** Strictly by Appointment

## 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

Entered via stunning in-and-out driveway. Beautifully planted shrub and hedge borders. Gated access to rear garden both sides of the property.

## HALLWAY

19' 3" x 17' 0" (5.874m x 5.200m) An exceptional entrance hall with glazed solid oak double doors to lounge and sitting/dining room plus doors to kitchen and cloakroom/WC. Porcelain tiled flooring. Ceiling speakers, spotlights, radiator. Worcester Wave thermostat. Feature ash wood staircase with glass panels and built in LED lights.

## LOUNGE

25' 2" x 13' 10" (7.673m x 4.222m) Feature dual fuel wood burner with marble tile chimney breast and granite hearth. Porcelain tiled flooring. uPVC double glazed bay window to front and South facing French patio doors to rear. Two radiators. Ceiling speakers and spotlights.

## SITTING/DINING ROOM

12' 11" x 11' 10" (3.941m x 3.629m) Another immaculate space, currently used as an additional sitting room but also lends itself as a formal dining room. French patio doors to rear with lovely views of the garden. Radiator.

## KITCHEN/BREAKFAST/FAMILY

**ROOM** 13' 11" x 11' 10" (4.254m x 3.618m) The kitchen is fitted with a wide range of base and eye level units with feature central island incorporating one and a half bowl inset sink, food waste disposal unit and complementary granite work surfaces. Under counter LED lights. Space for range cooker and American fridge/freezer. Integrated Neff dishwasher. Tiled splashbacks and porcelain tiled flooring. Ceiling speakers and spotlights. Radiator. Door to utility room and opening to breakfast/family room.

## BREAKFAST/FAMILY ROOM

13' 7" x 10' 10" (4.162m x 3.314m) Space for table and sofa. Feature vaulted ceiling with spotlights and fan. Double glazed windows to side and rear with French doors to patio area. Porcelain tiled flooring. Radiator.

## UTILITY ROOM

11' 11" x 7' 9" (3.649m x 2.374m) Fitted with base units and complementary granite worktops. Space for washing machine and tumble dryer. Tiled splashbacks and porcelain tiled flooring. uPVC double glazed window to rear. Spotlights. Radiator. Integral door to garage and uPVC double glazed door to side. Cat flap.

## CLOAKROOM/WC

9' 9" x 5' 5" (2.981m x 1.668m) Stunning bespoke solid wood vanity unit with inset sink and marble worktop. Italian marble tiled flooring. Low level WC and towel radiator. Two uPVC double glazing to front. Ceiling speaker and spotlights.



**FIRST FLOOR**

**LANDING**

A spacious landing with uPVC double glazed window to front. Doors to five bedrooms and the family bathroom. Loft access with pull down ladder (fully boarded and insulated).

**MASTER BEDROOM**

18' 4" x 12' 11" (5.611m x 3.953m) A tastefully designed master suite to include two uPVC double glazed windows to front. Ceiling speakers and spotlights. Two radiators. Door to dressing room which leads to en-suite.

**DRESSING ROOM**

5' 2" x 4' 6" (1.583m x 1.372m) Fitted wardrobe to one wall. Ceiling speakers and spotlights. Door to: -

**EN-SUITE**

8' 10" x 6' 11" (2.696m x 2.117m) A luxury suite comprising vanity enclosed wash hand basin and low level WC with granite worktops. Walk-in double shower with rainwater shower head and glass screen. Fully tiled flooring and walls. Spotlights, ceiling speaker and windows extractor fan. Modern radiator. uPVC double glazed window to rear.

**BEDROOM TWO**

12' 10" x 11' 7" (3.937m x 3.532m) uPVC double glazed window to front. Spotlights. radiator. Door to en-suite.

**EN-SUITE TWO**

8' 6" x 4' 7" (2.610m x 1.405m) Fitted with a walk-in shower, low level WC and vanity closed wsh hand basin. Spotlights and extractor fan. Radiator. Part tiled walls and flooring.

**BEDROOM THREE**

14' 7" x 11' 11" (4.461m x 3.641m) uPVC double glazed window to rear with views. Wood flooring. Radiator.

**BEDROOM FOUR**

11' 10" x 11' 7" (3.614m (to wardrobe) x 3.536m) Space for wardrobes. Spotlights. Radiator. uPVC double glazed window to rear.

**BEDROOM FIVE**

11' 11" x 11' 9" (3.637m x 3.599m) uPVC double glazed window to rear. Radiator.

**FAMILY BATHROOM**

10' 6" x 8' 6" (3.207m x 2.612m) Suite includes freestanding bath, vanity unit with double sink and walk-in double shower with glass screen. Radiator. Tiled flooring and part tiled walls.

uPVC double glazed window to front. Spotlights.

**OUTSIDE**

**REAR GARDEN**

A fantastic, southerly facing, landscaped garden mainly laid to lawn surrounded by beautiful mature trees, hedges and colourful shrubs. Full width paved patio providing a fantastic entertaining space off the kitchen/dining/family room and lounge. Boundary fence and hedge. Outside tap. External lighting.

**DOUBLE GARAGE**

Two recently installed electric roller shutter doors. Light and power. Door to utility room. Worcester gas boiler installed in 2017.





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# FLOORPLANS

GROUND FLOOR  
1522 sq.ft. (141.4 sq.m.) approx.



1ST FLOOR  
1170 sq.ft. (108.7 sq.m.) approx.



TOTAL FLOOR AREA : 2692 sq.ft. (250.1 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		81   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Radyr 029 2084 2124**  
6 Station Road, Radyr, Cardiff CF15 8AA

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