

75 Pentwyn

Radyr | Cardiff | CF15 8RE

Detached House | Offers In Excess of £635,000



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PROPERTY DESCRIPTION

A beautifully presented, exceptional family house, extended and much improved, fully renovated throughout to a very high standard, located in a convenient location being a short distance from local amenities and a short drive to the A470 and M4 link. Spacious entrance hall, cloakroom, 17ft Lounge with feature media wall with inset modern fire, 21ft sitting room to the rear, 21ft newly fitted kitchen/breakfast room, central breakfast bar island with marble worktop surfaces, utility room. To the first floor there are four double bedrooms, bedrooms one & two with quality ensuite shower rooms and a separate family bathroom with p-shaped bath. Beautifully landscaped rear garden, large resin driveway to front providing parking for numerous cars, garage. EPC Rating: C.

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (Approx).** 1,874 sq. ft.
- **Viewing Arrangements** 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 HALL

16' 4" x 7' 3" (4.98m x 2.23m)
Approached via a composite front door with obscure window to centre part, windows to either side of door, leading to the spacious entrance hallway, staircase to first floor, under stairs storage, quality tiled flooring and contemporary verticals radiator.

CLOAKROOM

Modern white suite comprising low level WC, vanity wash hand basin with storage below, quality

tiled floors and walls, obscure glass window to front and contemporary radiator.

LOUNGE

17' 5" x 11' 10" (5.31m x 3.62m) An excellent sized principle reception with window to front, feature media wall with inset TV recess, feature electric fire, recessed spotlights and radiator.

SITTING & DINING ROOM

21' 1" x 15' 7" (6.45m x 4.75m) A further large reception with French doors to the rear garden. Two Velux windows to rear pitch. Two radiators.

KITCHEN/BREAKFAST ROOM

21' 1" x 18' 5" (6.44m x 5.62m) A superb hand made kitchen, well appointed along three sides in grey marble finish fronts beneath marble worktop surfaces, inset 1.5 bowl stainless steel sink with work top side drainer, large central worktop island with breakfast bar, inset 5 ring `Bosch' gas hob with concealed extractor hood above, two `Bosch' ovens, space for

American style fridge/freezer, integrated dishwasher, matching range of eye level wall cupboards, bi folding doors to one complete side with blinds integrated to glass, three Velux windows to rear pitch, quality tiled flooring throughout. Recessed spotlights and underfloor heating.

UTILITY ROOM

7' 4" x 6' 5" (2.26m x 1.98m)
Appointed along one side with units and worktop above, plumbing for washing machine, tiled flooring and wall tiling to half height, door to kitchen and part garage.

FIRST FLOOR

LANDING

Doors to four bedrooms and the family bathroom. Loft with pull down ladder - part boarded with gas central heating boiler.

BEDROOM ONE

12' 2" x 12' 8" (3.716m x 3.866m)
uPVC double glazed window to rear with fitted blinds.

Contemporary vertical radiator.
Door to: -

EN-SUITE ONE

7' 6" x 6' 0" (2.31m x 1.83m) A luxury wet room to include low level WC, floating vanity enclosed wash hand basin and walk-in shower with rainwater shower head and separate attachment. Towel radiator. Fully tiled walls and floor. Extractor fan. uPVC double glazed window to front.

BEDROOM TWO

17' 7" x 8' 11" (5.36m x 2.72m)
uPVC double glazed window to front. Radiator. Door to: -

EN-SUITE TWO

7' 3" x 4' 6" (2.22m x 1.38m) A modern suite to include low level WC, vanity enclosed wash hand basin and double shower cubicle with rainwater shower head, separate attachment and sliding glass door. Fully tiled walls and

floor. Extractor fan. Towel radiator. uPVC double glazed window to rear.

BEDROOM THREE

13' 3" x 10' 11" (4.06m x 3.34m)
uPVC double glazed window to front. Radiator. Currently fitted as a dressing room.

BEDROOM FOUR

11' 0" x 10' 1" (3.37m x 3.08m)
uPVC double glazed window to front. Radiator. Fitted wardrobe/storage.

FAMILY BATHROOM

7' 7" x 5' 11" (2.33m x 1.82m) A stunning suite comprising low level WC, floating vanity enclosed wash hand basin and panelled 'P' bath with rainwater shower head, separate attachment and glass screen. Fully tiled walls and floor. Extractor fan. Towel radiator. Fitted LED mirror. uPVC double glazed window to rear.

GARAGE

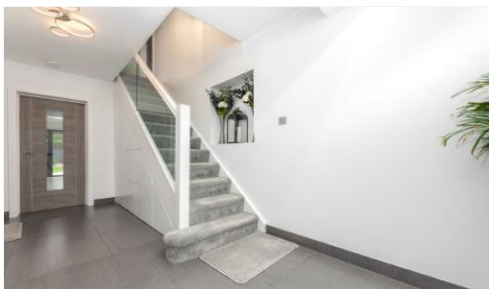
8' 8" x 7' 10" (2.65m x 2.41m)
Electric roller shutter door to front, units and worktop to one side, power and lighting.

OUTSIDE**FRONT GARDEN**

Large resin laid driveway to front. Side path leading to gate giving access to the rear garden, outside water tap and power point.

REAR GARDEN

A beautifully landscaped rear garden. Quality paved patio leading onto an Astro turfed 'lawned' area with raised flower beds, superb rear covered decked relaxation area with inset patio heaters. Contemporary tiled wall with inset water feature. Wide pathway to side leading to gate giving access to front.



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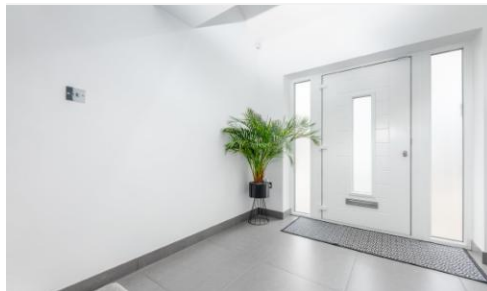
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FLOORPLANS



TOTAL FLOOR AREA: 1874 sq.ft. (174.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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