

# 39 Clos Goch

Pentyrch | Cardiff | CF15 9RA

Detached House | Asking Price Of £485,000



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# PROPERTY DESCRIPTION

**\*\* STUNNING REDROW HOME \*\* NO CHAIN \*\*** An opportunity to acquire this stunning four bedroom detached Redrow home on the modern development in Pentyrch. The property has beautiful views over the Garth mountain whilst only a short walk to the village. The accommodation briefly comprises entrance hallway, lounge, kitchen/dining room, utility room and wc. To the first floor are four spacious bedrooms, master with ensuite and family bathroom. The property benefits from front and rear gardens, integral single garage and driveway. EPC Rating B.

- **Tenure** Freehold
- **Council Tax Band G**
- **Floor Area (Approx).** 1,513 sq. ft.
- **Viewing Arrangements**  
Strictly by Appointment

## LOCATION

Situated in the sought after village of Pentyrch which has a small parade of shops, a local primary school, plus social and recreational facilities including rugby and cricket clubs. Easy access to local countryside walks. The property also benefits from excellent transport links with easy access to the M4 and A470, plus a regular train service from nearby Taffs Well. The property is also within the Radyr Comprehensive catchment area.

## ENTRANCE

## HALLWAY

Entered via uPVC obscure double glazed composite door. Radiator. Understairs storage cupboard. Radiator. Stairs rising to first floor. Doors to lounge and kitchen/diner.

## LOUNGE

16' 4" x 10' 9" (5.00m x 3.29m)  
uPVC double glazed bay window to front with fitted shutters. TV aerial and telephone points.  
Radiator.

## KITCHEN/DINER

21' 7" x 12' 0" (6.60m x 3.68m)  
uPVC double glazed sliding patio doors to rear garden, plus uPVC double glazed window to rear. A modern fitted kitchen with a range of base and eye level units incorporating one and a half stainless steel sink unit with drainer and mixer tap and complementary work surfaces. Built in electric oven, gas hob and extractor over. Integrated fridge, freezer and dishwasher. Space for table and chairs. Doors to utility room and garage.

## UTILITY ROOM

6' 9" x 5' 10" (2.08m x 1.78m) uPVC obscure double glazed door to rear garden. Base unit incorporating stainless steel sink unit with drainer and mixer tap and complementary work surfaces. Space for washing machine and tumble dryer. Radiator. Door to wc.

## WC

5' 10" x 3' 1" (1.78m x 0.94m) uPVC obscure double glazed window to side. Low level wc. Wall mounted corner wash hand basin with tiled splashback. Radiator.

## FIRST FLOOR

## LANDING

Airing cupboard housing hot water tank and shelving. Additional storage cupboard. Access to loft space. Doors to four bedrooms and family bathroom.

## MASTER BEDROOM

16' 8" x 10' 9" (5.10m x 3.30m)  
uPVC double glazed bay window to front with fitted shutters. Fitted wardrobes with hanging and shelf space. Radiator. Door to ensuite.

## ENSUITE

7' 3" x 6' 5" (2.21m x 1.96m) uPVC obscure double glazed window to front. Shower cubicle. Low level wc. Wall mounted wash hand basin. Fully tiled walls and floor. Heated towel radiator. Extractor fan. Shaver point.

**BEDROOM TWO**

14' 2" x 9' 11" (4.33m x 3.04m)

uPVC double glazed window to front and fitted shutters. Radiator. Fitted wardrobes with hanging and shelf space.

**BEDROOM THREE**

11' 10" x 10' 9" (3.62m x 3.29m)

uPVC double glazed window to rear with far reaching mountain views and fitted shutters. Radiator.

**BEDROOM FOUR**

9' 10" x 9' 8" (3.00m x 2.97m) uPVC double glazed window to rear with far reaching mountain views and fitted shutters. Radiator.

**FAMILY BATHROOM**

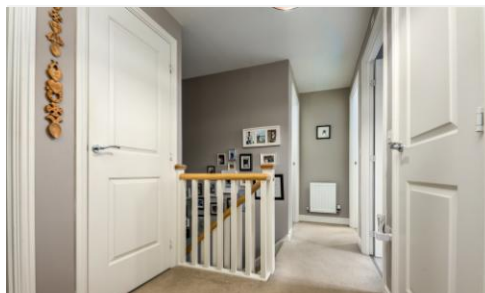
7' 11" x 6' 7" (2.42m x 2.03m) uPVC obscure double glazed window to rear. Panelled bath with shower over and shower screen. Wall mounted wash hand basin. Low level wc. Fully tiled walls and floor. Extractor fan. Shaver point. Heated towel radiator.

**OUTSIDE****REAR GARDEN**

Enclosed rear garden, laid to lawn with paved patio area and boundary fence. Raised flower beds. Storage shed. Outside tap. Access to front of property via side gate.

**INTEGRAL GARAGE**

19' 8" x 9' 9" (6.00m x 2.99m) Integral single garage with electric up and over door. Power and lighting. Wall mounted central heating boiler.



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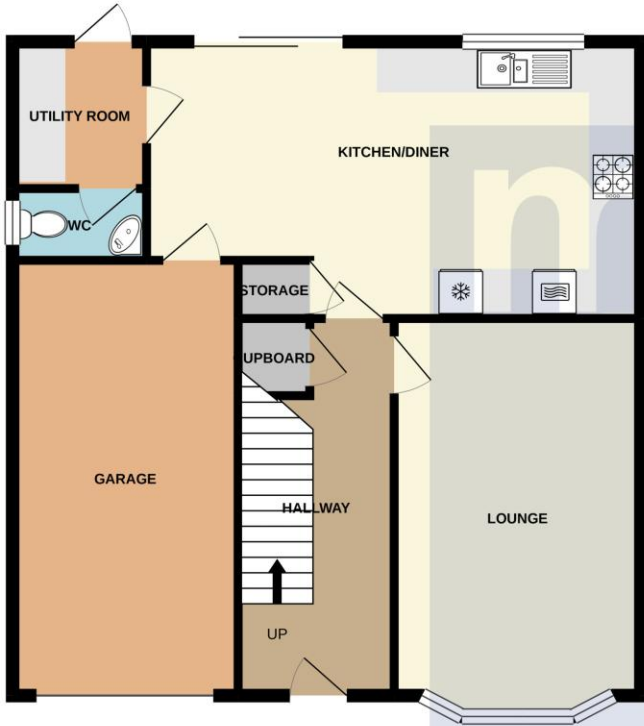
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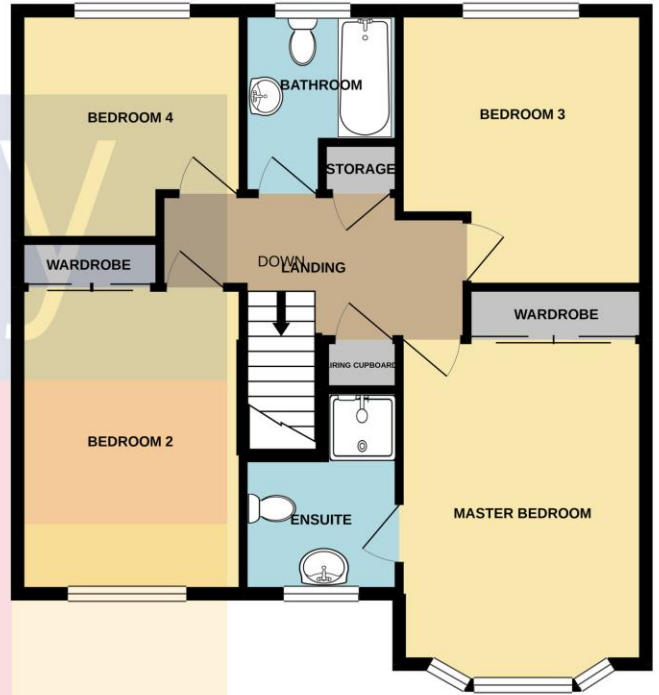


# FLOORPLANS

GROUND FLOOR  
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1513 sq.ft. (140.6 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             |         | 93   A    |
| 81-91                    | B             | 83   B  |           |
| 69-80                    | C             |         |           |
| 55-68                    | D             |         |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |



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