

# 6 Cefn Bychan

Pentyrch | Cardiff | CF15 9PG

**FOUR BEDROOM DETACHED** | Offers In Excess Of £515,000



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# PROPERTY DESCRIPTION

**\*\* RARELY AVAILABLE \*\* STUNNING VIEWS \*\*** A superb opportunity to purchase this four bedroom detached family home with superb views in popular Pentyrch village. The property briefly comprises hallway, Lounge, dining room, kitchen/breakfast room, utility room, WC and conservatory. To the first floor there is a galleried landing, four bedrooms including the master bedroom with en-suite. Family bathroom. Outside there are well presented gardens and garage. Gas Central Heating EPC Rating C.

- **Tenure** Freehold
- **Council Tax Band** G
- **Floor Area (approx.)** 1,760 sq. ft.
- **Viewing Arrangements** Strictly by Appointment

**LOCATION** The property is situated in the sought after village of Pentyrch which enjoys the benefits of two public houses, a village hall and a small parade of shops, including a local butcher, post office, newsagent, general stores and hairdresser. There is a local Primary School and both social and recreational facilities close by, it is also within the catchment area of Radyr Comprehensive School. Pentyrch is served by an hourly bus service to Cardiff and is within convenient travelling distances to Pontypridd, Merthyr Tydfil and the major road networks (A470 and M4).

**ENTRANCE** Entered via driveway and beautifully presented front lawn to front door. Gated access to rear.

**HALLWAY** Entered via uPVC double glazed front door into hallway. Oak doors to lounge, kitchen/breakfast room and WC. Turning staircase with feature oak balustrade and open galleried landing. Under stair storage cupboard. Amtico flooring. Radiator.

**LOUNGE** 20' 4" x 12' 4" (6.22m x 3.77m) A spacious lounge with uPVC full height window providing breathtaking views to front of the Garth Mountain. Feature gas fire with stone surround and hearth. Radiator. Double glazed oak doors to dining room.

**DINING ROOM** 13' 3" x 9' 10" (4.04m x 3.01m) uPVC double glazed sliding doors to rear with fantastic elevated views of the countryside and beyond. Radiator. Glazed oak door to kitchen/breakfast room.

**KITCHEN/BREAKFAST ROOM** 13' 10" x 9' 9" (4.23m x 2.99m) The kitchen is fitted with a wide range of base and eye level units incorporating one and a half bowl composite sink and drainer with complementary work surfaces. Fitted electric Neff double oven and microwave, electric induction hob and extractor hood over. Space for fridge freezer. Integrated dishwasher. Tiled flooring and splashbacks. Radiator. uPVC double glazed window to rear with superb views. Opening to:

**UTILITY ROOM** 7' 6" x 6' 4" (2.30m x 1.94m) Fitted with base and eye level units incorporating composite sink and drainer with complementary work surfaces. Space for washer/dryer. Tiled flooring and splashbacks. uPVC double glazed French doors to conservatory.

**CONSERVATORY** 14' 0" x 11' 8" (4.29m x 3.57m) uPVC double glazed windows to rear with French doors and window to side. Superb views.

Tiled flooring. Electric heating. Door to integral garage.

**WC** A modern suite comprising low level WC and vanity enclosed wash hand basin. Amtico flooring. Tiled splashbacks. Ladder radiator. uPVC double glazed window to front.

**FIRST FLOOR LANDING** A galleried landing with doors to four bedrooms and the family bathroom. Double glazed Velux window to side. Loft access.

**BEDROOM ONE** 9' 11" x 9' 7" (3.03m x 2.94m) uPVC double glazed window to rear with panoramic views of surrounding countryside and beyond. Radiator. Door to en-suite.

**EN-SUITE** 7' 10" x 6' 4" (2.41m x 1.94m) A modern suite to include low level WC, vanity enclosed wash hand basin and fitted shower cubicle. Two ladder radiators. Fully tiled walls. uPVC double glazed window to side.

**BEDROOM TWO** 12' 0" x 9' 10" (3.66m x 3.02m) Fitted wardrobes, overhead storage and dressing table. uPVC double glazed window to front with stunning outlook. Radiator.

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**BEDROOM THREE**

9' 10" x 9' 7" (3.02m x 2.94m) uPVC double glazed window to rear with views. Radiator. Fitted wardrobe housing gas boiler.

**BEDROOM FOUR** 12' 5" x 7' 8" (3.79m x 2.36m) Fitted wardrobe. Radiator. uPVC double glazed window to front with views.

**BATHROOM** 10' 5"(max) x 7' 0" (3.18m x 2.14m) A modern suite comprising low level WC, vanity enclosed wash hand basin and panelled 'P' bath with shower over. Fully tiled walls. Radiator. uPVC double glazed window to side. Ladder radiator. Airing cupboard housing hot water tank and shelving.

**OUTSIDE**

**REAR GARDEN** A well presented garden mainly laid to lawn with shrub and hedge borders. Paved patio area. Greenhouse. Gated access to rear lane. Outside tap.

**SINGLE GARAGE**

A one and a half length garage with electric roller shutter door. Light and power. Water tap near front roller door.



# FLOORPLANS

GROUND FLOOR  
1056 sq.ft. (98.1 sq.m.) approx.

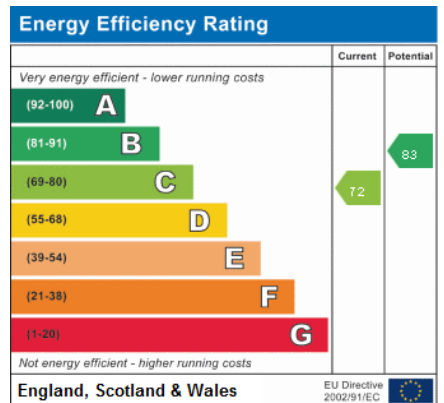


1ST FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 1760 sq.ft. (163.5 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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