

The Villa, Bronllwyn, Pentyrch, Cardiff, CF15 9PT



Estate Agents and
Chartered Surveyors

Asking Price Of

£379,950



Semi-Detached House

4

2

3

3

Property Description

**** LARGE FOUR BEDROOM SEMI-DETACHED COTTAGE WITH SPACIOUS GARDEN **** A large and versatile semi-detached family house with three reception rooms, spacious garden and outbuilding/studio situated in the heart of Pentyrch village. The accommodation briefly comprises; entrance porch, sitting room, cloakroom, large lounge opening to dining room, conservatory, neat fitted kitchen. To the first floor there are four double bedrooms, bedroom one with en-suite shower room and a separate family bathroom. Large rear garden laid mainly to lawn with rear detached stone built storage with power and lighting. Gated access to rear. EPC Rating: D

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,632 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 PORCH

Covered entrance porchway.

SITTING ROOM

13' 8" x 12' 11" (4.19m x 3.95m)

Overlooking the entrance, staircase to first floor, feature fireplace and radiator. Door lounge

CLOAKROOM

7' 8" x 6' 9" (2.36m x 2.07m)

Larger than average cloakroom comprising low level W.C, pedestal wash hand basin, radiator.

LOUNGE

19' 10" x 11' 3" (6.05m x 3.44m)

Aspect to front, an excellent sized principal reception, feature fireplace, radiator and opening to dining room.

DINING ROOM

11' 9" x 10' 9" (3.59m x 3.28m)

Ample space for large family dining table, double doors to conservatory, radiator and door to kitchen.

KITCHEN/DINER

13' 11" x 10' 10" (4.25m x 3.31m)

Well appointed along three sides in grey coloured panel fronts beneath round nosed worktop surfaces, inset stainless steel sink with side drainer, space for cooker, extractor hood above, plumbing for washing machine, space for tumble dryer, space for fridge, matching range of eye level wall cupboards, wall tiling to splash back area, door and window to rear, space for breakfast table and radiator.

CONSERVATORY

11' 0" x 10' 1" (3.37m x 3.09m)

Upvc double glazed conservatory with double opening doors to the rear patio.

FIRST FLOOR LANDING

Approached via an easy rising single flight staircase with spindle banister leading to the central landing area, access to roof space.

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BEDROOM ONE

13' 0" x 12' 9" (3.97m x 3.91m)

With two windows to front, a good sized principal bedroom, radiator and door to ensuite.

ENSUITE

6' 8" x 6' 8" (2.05m x 2.04m)

White suite comprising low level W.C, wash hand basin, corner shower cubicle, extractor fan and radiator.

BEDROOM TWO

11' 3" x 10' 5" (3.45m x 3.20m)

Overlooking the front, a second double bedroom, radiator.

BEDROOM THREE

13' 8" x 10' 7" (4.17 m x 3.25m)

Overlooking the rear garden, a third double bedroom, built out wardrobes and radiator.

BEDROOM FOUR

11' 5" x 10' 2" (3.48 m x 3.12m)

Aspect to rear, a potential fourth double bedroom, radiator.

FAMILY BATHROOM

A good sized family bathroom comprising low level W.C, wash hand basin, corner shower cubicle, corner bath, extractor fan and heated towel rail.

OUTSIDE

FRONT GARDEN

Lawn to front with central pathway leading to front door, outside decking area with pathway leading to the commercial premises entrance door.

REAR GARDEN

Paved patio leading to an area of lawn with beds of plants and shrubs, rear access via double gates from the village hall car park. Stone built storage shed measuring 3.53 x 2.88 of versatile use with power and lighting.

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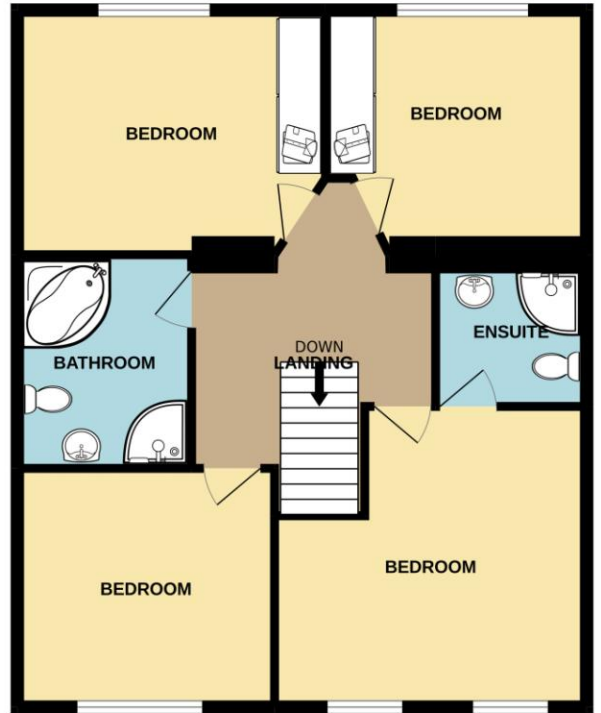


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GROUND FLOOR
863 sq.ft. (80.2 sq.m.) approx.



1ST FLOOR
769 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 1633 sq.ft. (151.7 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		83
(69-80)	C		
(55-68)	D		87
(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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