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Semi Detached Victorian Home, Heol-y-Pentre, Pentyrch, Cardiff, CF15 9QD Offers in the Region of £400,000

A MUST SEE PROPERTY | GREAT SCHOOL CATCHMENT | BEAUTIFUL PERIOD PROPERTY | RARE OPPORTUNITY
OFF STREET PARKING | 3 BEDROOMS | CLOSE TO LOCAL AMENITIES | LARGE LOUNGE/DINER
STUNNING VIEWS | WEST FACING SIDE GARDEN | UTILITY & DOWNSTAIRS WC
NO ONWARD CHAIN





This stunning traditional semi-detached Victorian house, originally built by the village Blacksmith one of very few of this style in this location. The property is situated within catchment of well regarded local schools, in the sought-after location of Pentyrch, this bay-fronted semi offers spacious accommodation, and retains many period features. The property is the left-hand one of a pair of late 1890's-built semi-detached houses, with attractive double-bay front elevations. Just a short walk from Pentyrch village centre, the property boasts three bedrooms, a large kitchen breakfast room with utility room, with space for all your white goods and space for a breakfast table. The property offers a dining room/lounge, kitchen, integral workshop, downstairs W.C., plus three bedroom and family shower room to the first floor, gas central heating with radiators throughout and double-glazed windows.

At the front is a walled and predominately paved garden with a well establish hedgerow and steps leading to the front door elevating the property from the pavement. To the left side you'll find double gates leading to the off road parking. With gates also providing access to the delightful west facing garden of good size, which has been lovingly created by its current owners. The area directly outside the kitchen and utility is a large patio, ideal for al-fresco dining and summer BBQs.

The village of Pentyrch is approximately 7 miles north west of Cardiff and enjoys a pleasant rural outlook nestling into the lower slopes of Garth Mountain. Amenities include a local shop, butchers, pharmacist, two public houses, Church, doctors surgery and a local small primary school with nursery. The village is also within the catchment area for well regarded secondary schools, namely Radyr Comprehensive School and Ysgol Plasmawr. A wide range of activities are available including rugby, bowls, tennis and cricket, horse riders and walkers have a network of bridle paths and footpaths on the doorstep. For the commuter, Pentyrch is only minutes from the M4 junction 32, Taffs Well train station is also under two miles away.

Being offered to the market with no onward chain and is a MUST SEE!

Accommodation comprises

ENTRANCE PORCH - 4'6" x 1'11" (1.37m x 0.57m)

Entered via a Upvc glazed doors, into an internal porch with original tiled mosaic flooring with wooden glazed door leading to entrance hall.

ENTRANCE HALLWAY - 4'6" x 19'11" (1.37m x 6.07m)

Entered through the original glazed wooden door with original parquet flooring, this larger than average hallway, leads to the lounge/dining room, and kitchen. Original picture rail. Central heating radiator. Under-stairs cloak space.

LOUNGE/DINER - 9'5" x 11'9"/9'5" x 10'0" (2.86m x 3.58m/2.86m x 3.06m)





Entering into the dining area from the hallway, this good sized room also has direct access to the kitchen through the original serving hatch. This versatile room could be used as the dining room, work space, Childs playroom or an extension of the lounge or anything the new owners would want it to be used for. With double glazed door leading to the side garden and rear patio. Carpet flooring and thermostatic radiator, the dining room opens to the lounge area through the large opening, the attractive bay at the front Upvc window floods the room with light. With high ceilings and attractive fireplace (no longer working). This spacious and light filled room over-looking the front garden has ample room for all in the house to relax and enjoy an evening's entertainment in front of the TV. With radiator and power points.

KITCHEN - 9'11" x 17'7" (3.03m x 5.37m)

The kitchen has an excellent range of white units with complementary worktops over, comprising; several cupboards and drawers. Stainless steel sink with mixer tap. Matching fitted wall cupboards. Freestanding electric cooker and grill, and 4-ring electric hob. With space for an under counter Fridge and Freezer. Vinyl tiled effect flooring. Ceramic tile splash-backs to the worktops. Central ceiling spotlights. This side aspect room with Double-glazed Upvc windows is flooded with natural daylight. With central gas fireplace with "back boiler" and several power points plus appliance points. Glazed door leads out to the utility room. With such a large space it offers you the opportunity to have a breakfast table within the kitchen and permits the opportunity to welcome the whole family in when preparing everyday family meals.

UTILITY ROOM - 10'0" x 11'6" (3.05m x 3.50m) [max]

This useful space with access to side leading out onto rear and front gardens. Plumbed for washing machine and space for a dryer, stainless steel sink with drainer and complementary worktop over. Wood effect vinyl flooring and radiator. With plenty of light from Polycarbonate Roofing Sheets, the utility also provides access to the side garden through a wooden door leading to rear porch and exterior door.

DOWNSTAIRS TOILET - 3'2" x 6'9" (0.96m x 2.07m)

White suite comprising low level w.c. with light from the Polycarbonate Roofing Sheets and Wood effect vinyl flooring.

INTERNAL WORKSHOP - 13'8" x 12'9" (4.17m x 3.88m)

From the utility you will also find a generous purpose built workshop/storage building (4.2m x 3.8m), with loads of storage, with power supply and lighting, it is the perfect building for a workshop.

TO THE FIRST FLOOR LANDING

Original staircase with ornate banister, leads you to the first floor landing. Picture rail. Smoke alarm. Loft access and power points. Access to three main bedrooms and family bathroom. Large storage cupboard situated outside bedroom one & two.

FRONT BEDROOM ONE - 14'6" x 9'6" (4.42m x 2.90m)

A spacious double bedroom, with a two Upvc windows to the front with stunning views down the valley. Coved ceiling. Central heating radiator with thermostat control. There is ample space for all your storage needs. Power points. The master bedroom with its high ceilings and ample proportions, provides the new owners with the ideal spot to recharge their batteries and gain a good nights sleep.

BEDROOM TWO - 8'11" x 12'4" (2.72m x 3.75m)

A good sized double bedroom (previously used as a child's bedroom) with ample space for all your storage needs, the perfect guest or child's bedroom. Double glazed window to rear. Carpeted flooring, radiator, power points.





BEDROOM THREE - 6'4" x 10'10" (1.92m x 3.30m) [max]

A single bedroom. Double-glazed Upvc windows at the rear. A Perfect space for a nursery or study. Central heating radiator with thermostat control, power points. A good sized child's bedroom.

FAMILY BATHROOM - 9'11" x 6'4" (3.03m x 1.93m)

The bathroom has a modern white suite that comprises; a walk-in double shower with glazed shower screens. Wash-hand basin. Fitted bathroom units comprising 3 cupboards, with a fitted mirror over and central bathroom light. Central heating radiator. Vinyl flooring. Walls fully tiled. Double-glazed Upvc obscured windows to the side and rear.

OUTSIDE



FRONT GARDEN -

The property is set back from the road fronted by delightful landscaped hedges, the raised wall between the pavement and the front of the property are accessed by several stone steps. The gated drive to the left of the property offers off road parking. Gates lead to the side of the house and parking for up to three cars.

The rear gate provides access to the rear of the house from those muddy dog walks or child's sporting activities.

SIDE GARDEN -

At the side is a delightful garden of good size, with a beautiful maintained garden with mature shrubbery and large patio directly outside the side of the property, ideal for Al-fresco dining and summer BBQs.

The garden is perfect spot for those summer evening G&T's while you watch the sunset in this Westerly facing garden. New Timber-screen boundary fencing provide added privacy and security

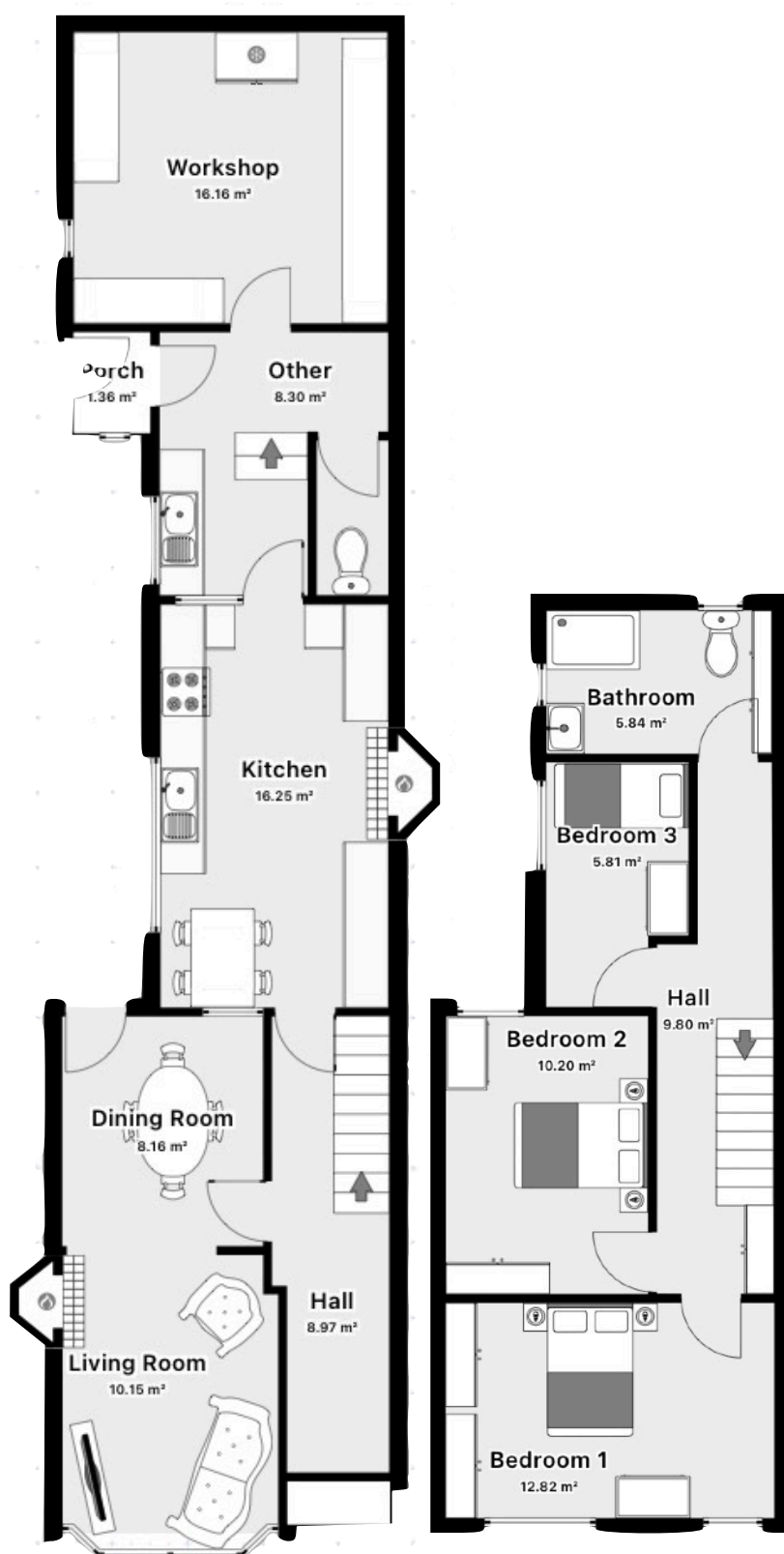
Located in the rear garden you will also Outside security lights.

Local Schools

	English Medium:	Welsh Medium:
Primary School:	Pentyrch Primary School	Ysgol Criegiau
Secondary School:	Radyr High School	Ysgol Gyfun Plasmawr
EPC : E	Council tax band: F	



Floorplan



Room Dimensions

Ground Floor

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4'6" x 1'11" (1.37m x 0.57m)

ENTRANCE HALLWAY -

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UTILITY ROOM -

10'0" x 11'6" (3.05m x 3.50m) [max]

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3'2" x 6'9" (0.96m x 2.07m)

INTERNAL WORKSHOP -

13'8" x 12'9" (4.17m x 3.88m)

First Floor

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Total floor area: 103 Sq Metres

1108.68 Sq Foot