

# 8 Clos Cefn Bychan, Pentyrch, Cardiff, CF15 9PF



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£725,000**



Detached Property

5

2

2

2

# Property Description

**\*\* IDYLIC LOCATION WITH SUPERB VIEWS \*\*  
BEAUTIFULLY PRESENTED GARDENS \*\* SPACIOUS  
ACCOMMODATION \*\*** A fantastic opportunity to acquire this executive five bedroom detached home situated in an idyllic location in Clos Cefyn Bychan, Pentyrch. The accommodation briefly comprises: entrance, hallway, lounge, sitting room, dining room, kitchen/breakfast room, utility room and WC. To the first floor are five spacious bedrooms including one en-suite, dressing room to master bedroom and the family bathroom. uPVC double glazed windows throughout. Mains gas central heating. Gated driveway with beautifully presented gardens. Detached double garage with electric up and over door. EPC Rating: C

**Tenure Freehold**

**Council Tax Band H**

**Floor Area Approx 2,291 sq. ft.**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

Situated in the sought after village of Pentyrch which has a small parade of shops, Dr's surgery and a chemist, a local primary school, plus social and recreational facilities including rugby and cricket, tennis, bowls, squash, football and gardening clubs and the village hall with many activities. Short walk in to the centre of the village and adjacent to the local countryside with a wide range of signed posted walks with Garth Hill close by. 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

Entered at the end of the cul-de-sac via gated driveway and pathway to front door. Parking for numerous vehicles with driveway leading to detached double garage and rear garden. Front garden is mainly laid to lawn with mature hedge and shrub borders.

## HALLWAY

19' 2" (max) x 10' 0" (5.85m x 3.05m)  
Entered via wooden front door with glazed inset and matching side windows into impressive, double height, L-shaped entrance hallway with staircase to

first floor and feature galleried landing over. Under stair storage cupboard. Double doors to formal lounge, sitting room, dining room, kitchen/breakfast room and WC. Two radiators.

## LOUNGE

23' 0" x 13' 2" (7.03m x 4.03m)  
A fantastic, double aspect lounge with feature uPVC double glazed bay window to front providing superb views. uPVC double glazed window to rear. Gas fireplace with marble hearth and surround. Two radiators.

## SITTING ROOM

11' 2" x 10' 9" (3.41m x 3.28m)  
uPVC double glazed window to front with beautiful outlook. Radiator.

## DINING ROOM

11' 3" x 10' 4" (3.44m x 3.16m)  
uPVC double glazed window and external door to rear garden. Radiator.

## KITCHEN/BREAKFAST ROOM

14' 5" x 12' 7" (4.40m x 3.85m)  
Fitted with a wide range of base and eye level units incorporating composite sink and drainer with complementary work surfaces. Fitted electric 'Neff' double oven, gas hob with extractor fan over.

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Integrated fridge, microwave and dishwasher. Tiled splash backs. Radiator. Extractor fan. uPVC double glazed window to rear. Space for breakfast table. Glazed door into:

### UTILITY ROOM

11' 3" x 7' 10" (3.45m x 2.39m)

Fitted base unit with stainless steel sink and drainer over. Fitted storage cupboard. Wall mounted Worcester gas central heating boiler. Large cupboard housing hot water cylinder with shelving. Tiled splash backs and flooring. Space for fridge and freezer. External door to side and uPVC double glazed window to front. Radiator.

### CLOAKROOM

7' 1" x 6' 5" (2.16m x 1.97m)

A well presented suite to include low level WC and vanity enclosed wash hand basin with ample storage space. Fully tiled walls and flooring. Radiator. uPVC double glazed window to rear.

### LANDING

21' 5" x 6' 6" (6.54m x 1.99m)

A spacious, galleried landing with uPVC double glazed window to front, doors to five bedrooms and the family bathroom. Loft access. Internal balcony accessed via the principle bedroom with radiator.

### BEDROOM ONE

15' 11" x 13' 3" (4.86m x 4.04m)

uPVC double glazed window to front with elevated countryside views. Fitted wardrobes to two walls. Radiator. Door to internal balcony overlooking the entrance hallway. Door to dressing room.

### DRESSING ROOM

7' 1" x 6' 3" (2.17m x 1.91m)

Fitted wardrobe to one wall. uPVC double glazed window to rear.

### EN-SUITE

7' 0" x 6' 3" (2.15m x 1.92m)

An immaculate suite comprising vanity enclosed wash hand basin, low level WC and bidet. Panelled bath with shower over. Extractor fan, shaver point and wall heater. Radiator. Tiled splash backs. uPVC double glazed window to rear.

### BEDROOM TWO

11' 8" x 10' 5" (3.56m x 3.20m)

uPVC double glazed window to front with views. Fitted wardrobes to one wall. Radiator.

### BEDROOM THREE

11' 6" x 10' 6" (3.52m x 3.21m)

uPVC double glazed window to rear. Pedestal wash hand basin. Radiator.

### BEDROOM FOUR

11' 4" x 10' 5" (3.47m x 3.18m)

uPVC double glazed window to rear. Pedestal wash hand basin. Fitted wardrobe. Radiator.

### BEDROOM FIVE/ STUDY

11' 7" x 9' 4" ( to bookcase) (3.54m x 2.87m)

Fitted bookcase and cupboard with chests of drawers to two walls. Radiator. uPVC double glazed window to front.

### BATHROOM

8' 9" x 7' 10" (2.69m x 2.39m)

A large bathroom to include low level WC, pedestal wash hand basin, panelled bath and shower cubicle. Fully tiled walls. Radiator. uPVC double glazed window to rear. Shaver point.

### OUTSIDE

#### REAR GARDEN

A finely manicured rear garden, mainly laid to lawn with paved patio area and mature hedge borders.

#### DOUBLE GARAGE

An electric up and over double garage door. Light and power. Water supply.



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GROUND FLOOR  
1173 sq.ft. (108.9 sq.m.) approx.



1ST FLOOR  
1119 sq.ft. (103.9 sq.m.) approx.



TOTAL FLOOR AREA : 2291 sq.ft. (212.9 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+)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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