

80 Caer Wenallt, Pantmawr, Cardiff, CF14 7HQ



Estate Agents and
Chartered Surveyors

Asking Price Of

£575,000



Semi-Detached House

4

2

2

3

Property Description

Beautifully extended, modern and completely move in ready four bedroom semi detached home in Pantmawr. The property offers ample living accommodation for a larger family with three reception rooms, two bathrooms, four large bedrooms and a private landscaped garden. The home sits itself in a popular yet quiet residential area within close proximity to local schools. Internally the accommodation briefly comprises; Entrance hall, lounge, office/second reception room, shower room and open plan kitchen, living and dining room. To the first floor you will find four spacious bedroom and a family bathroom complete with four piece bathroom suite. Outside the property offers parking to the front for two cars with steps leading down to the front door. An enclosed landscaped private garden can be found to the rear ideal for those with children.

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,625 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Situated in the popular residential suburb of Pantmawr close to Rhiwbina Village and Whitchurch Village offering an abundance of local shopping facilities. There is a regular bus service into the City Centre also close at hand with road links to the A470 and M4 motorway a short drive from the house. Whitchurch Golf Club is also close by as well as numerous parks and recreational facilities. Well regarded Primary and Secondary schools are also within walking distance.

ENTRANCE PORCH

Enter into porch via composite front door. Upvc double glazed window to side. Doorway leading into hall. Smooth walls and ceiling with a single light pendant and tiled flooring.

HALL

Smooth walls and ceilings with a single pendant light and tiled flooring. Staircase leading to first door. Door leading to lounge, kitchen/dining room, office/second reception room and downstairs shower room.

LOUNGE

13' 3" x 12' 2" (4.05m x 3.73m)
Feature fireplace and surround. Smooth walls and ceilings with a single light pendant and parquet wooden flooring. Upvc double glazed floor to ceiling window to front.

SHOWER ROOM

Fitted with a three piece suite comprising of shower, WC and wash hand basin. Tiled walls and flooring with smooth ceiling and automatic sensor pendant light. Upvc double glazed obscure window to front.

KITCHEN

15' 0" x 10' 8" (4.59m x 3.26m)
Fitted with a modern range of shaker style base and eye level units with quartz worktops over. Inset stainless steel sink unit plus drainer. Free standing range style cooker with electric five ring hob and cooker. Space for free standing fridge/freezer. Integral dishwasher and built in breakfast bar with seating for two. Upvc double glazed window to rear and side and Upvc double glazed sliding door leading to rear garden. Smooth walls and ceiling with spot lighting and tiled flooring to finish.

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DINING/LIVING ROOM

17' 11" x 15' 6" (5.48m x 4.74m)

Smooth walls and ceiling with two pendant lights. Multi flue wood burner wall mounted to external wall and parquet flooring. Opening to kitchen.

GARAGE CONVERSION/OFFICE

Smooth walls and ceiling with spot lighting and laminate flooring. Built in cupboards housing washing machine and tumble dryer. Upvc double glazed window to side and front.

LANDING

Smooth walls and ceiling with a central light pendant and carpeted flooring. Loft hatch provides access to loft via loft ladder. Access to all first floor rooms. Upvc double glazed window to front.

BEDROOM ONE

13' 5" x 9' 10" (4.09m x 3.02m)

Smooth walls and ceiling with a central light pendant and carpeted flooring. Built in fitted wardrobes with sliding doors. Upvc double glazed window to rear.

BEDROOM TWO

10' 6" x 9' 6" (3.22m x 2.91m)

Smooth walls and ceiling with a central light pendant and carpeted flooring. Upvc double glazed window to rear.

BEDROOM THREE

8' 1" x 12' 2" (2.48m x 3.73m)

Smooth walls and ceiling with a central light pendant and carpeted flooring. Upvc double glazed window to front.

BEDROOM FOUR

11' 2" x 9' 1" (3.41m x 2.77m)

Smooth walls and ceiling with a central light pendant and carpeted flooring. Upvc double glazed window to side.

FAMILY BATHROOM

Fitted with a modern three piece bathroom suite comprising bath with separate shower, WC and wash hand basin. Tiled walls with smooth ceiling and spot lighting. Airing cupboard provides an ideal space for storage with built in shelving. Two upvc double glazed window to side.

OUTSIDE

Front- Mature front garden complete with a range of plants and shrubbery with steps leading down to front elevation.

Rear - an enclosed split level garden can be found to the rear offering a combination of paving, decked and the remainder laid to lawn. The garden is complete with a range of plants, trees and shrubbery offering privacy and a safe space for children.

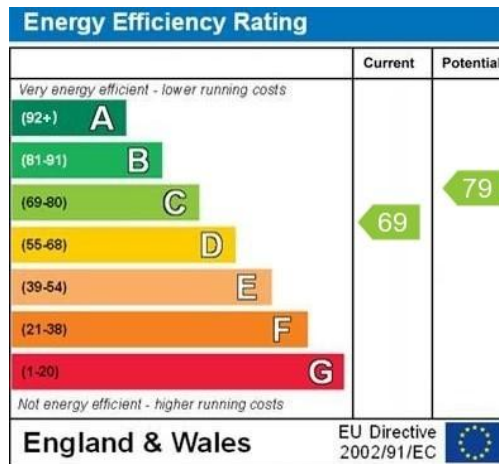
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