

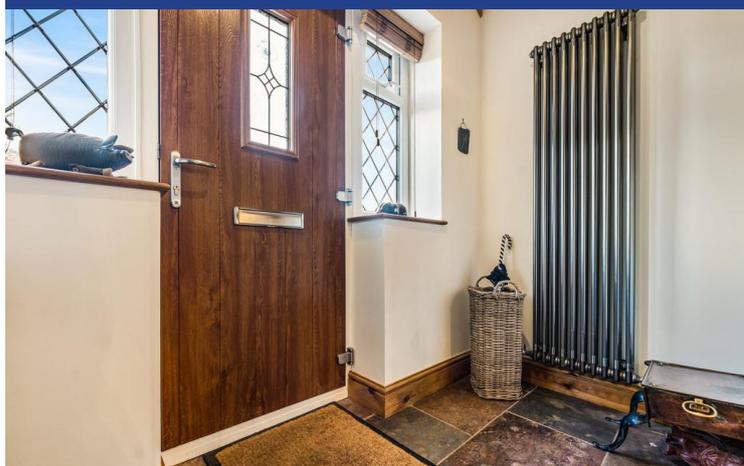
32 Heol Y Pentre, Pentyrch, Cardiff, CF15 9QE



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£499,950



Semi-Detached Property

4

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Property Description

**** SEMI-DETACHED DETACHED FAMILY HOME ****
CHOICE LOCATION IN THE VILLAGE OF PENTYRCH ** A spacious semi-detached family house, situated in the village of Pentyrch close to local amenities this property offers porch, lounge, dining room, kitchen/family room, inner hallway, shower room/WC. To the first floor there are four bedrooms, shower room/ wet room. Delightful south facing garden. Driveway to front. EPC Rating: TBC

Tenure Freehold

Council Tax Band F

Floor Area Approx TBC

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in the sought after village of Pentyrch, which has a small parade of shops, a local primary school, social and recreational facilities and enjoys rural surroundings, yet is within convenient travelling distances of the City of Cardiff, the commercial and industrial areas of Pontypridd and Merthyr Tydfil, and the Major road systems (A470 and M4 Motorway)

ENTRANCE

Entered via block paved driveway with parking for four vehicles, to front door. Well presented front lawn with shrub borders and boundary wall. External power point.

PORCH

8' 5" x 3' 6" (2.58m x 1.07m)

A beautiful entrance porch entered via composite door with double glazed inset and matching side windows. Feature pitched roof and beamed ceiling. Tiled flooring. Column radiator. Glazed oak double doors into to reception/dining room.

DINING ROOM

12' 0" x 10' 9" (3.68m x 3.28m)

Open plan to lounge. Glazed oak double doors to inner hallway, plus door to stairs to and kitchen/family room. Laminate wood flooring. Radiator.

LOUNGE

13' 3" x 12' 7" (4.06m x 3.85m)

uPVC double glazed bay window to front. Feature wood burner with slate hearth. Laminate wood flooring. Radiator.

KITCHEN/FAMILY ROOM

25' 4" x 13' 3" (7.73m x 4.05m)

A beautiful, hand-made, solid oak wood kitchen which includes a range of base units and central island/breakfast bar with complementary granite work surfaces. Rangemaster gas cooker. Space for dishwasher, fridge and freezer. Limestone tiled flooring and ceramic tiled splash backs. Ladder radiator. uPVC double glazed window and external door to rear

With superb views. The family area includes feature electric fireplace, laminate wood flooring, radiator and glazed double doors to inner hallway.

INNER HALLWAY

uPVC double glazed external door to side. Laminate wood flooring. Radiator. Doors to shower room/WC and utility room.

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UTILITY ROOM

8' 7" x 7' 4" (2.63m x 2.24m)

Fitted base units with complementary work surfaces. Space for washing machine, tumble dryer and fridge/freezer. Wall mounted gas central heating boiler. Tiled flooring and splash backs. Fitted storage cupboard with sliding door. uPVC double glazed window to rear with views. Radiator.

SHOWER ROOM

6' 1" x 6' 1" (1.87m x 1.87m)

The suite comprises low level WC, pedestal wash hand basin and fitted shower cubicle with electric shower over. Laminate wood flooring. Radiator. Tiled splash backs. uPVC double glazed window to side. Extractor fan.

FIRST FLOOR LANDING

Doors to four bedrooms and family bathroom. Airing cupboard with radiator. Storage cupboard. Loft access with pull down ladder (part boarded with lighting). Radiator.

BEDROOM ONE

13' 4" x 9' 10" (4.08m x 3.00m)

uPVC double glazed window to front with views. Bespoke oak fitted wardrobes and over head units. Laminate wood flooring. Radiator. Feature cast iron fire surround.

BEDROOM TWO

12' 7" x 12' 6" (3.84m x 3.83m)

An impressive double bedroom open to the en-suite. Two uPVC double glazed windows windows to rear with stunning views. Radiator. Bathroom suite comprises low level WC, wash hand basin and roll top, freestanding bath with shower attachment. Radiator. Tiled flooring and splash backs. Spotlights. Extractor fan.

BEDROOM THREE

10' 9" x 9' 4" (3.28m x 2.87m)

uPVC double glazed window to front. Laminate wood flooring. Radiator.

BEDROOM FOUR

13' 3" x 6' 10" (4.04m x 2.10m)

uPVC double glazed window to rear with fantastic views. Laminate wood flooring. Radiator.

SHOWER ROOM/WET ROOM

11' 0" x 4' 10" (3.36m x 1.49m)

A luxury suite which includes low level WC, floating vanity enclosed wash hand basin and walk in shower with rain shower head and separate attachment. Fully tiled walls and flooring with under floor heating. Ladder radiator. Spotlights. Extractor fan. uPVC double glazed window to rear.

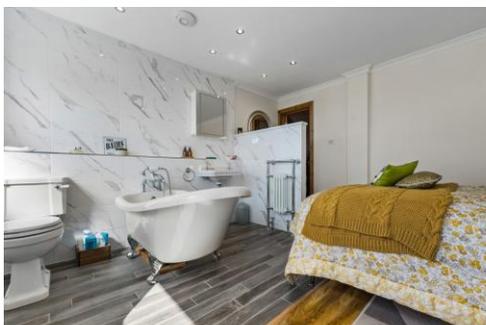
OUTSIDE - REAR GARDEN

A delightful, South facing, landscaped rear garden made up of spacious lawn, paved patio areas and raised flower beds. Feature pergola. Potting shed. Greenhouse. Boundary fence. Outside tap. External power point

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EPC AND FLOORPLAN TO BE INSERTED HERE

Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



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