

89 Pentwyn,

Radyr, Cardiff, CF15 8RE



Estate Agents and
Chartered Surveyors

Asking Price Of

£420,000



Detached Property



Property Description

**** FOUR BEDROOM DETACHED HOUSE ** CLOSE TO HIGHLY REGARDED SCHOOLS ** FOUR RECEPTION ROOMS **** An opportunity to acquire this four bedroom detached house in the sought after area of Radyr. The property briefly comprises entrance hallway, sitting room, lounge, conservatory, play room/study, kitchen/dining room, and wc. To the first floor there are four bedrooms, bedroom one with ensuite, and a family bathroom. The property benefits from an enclosed rear garden with paved terrace to the top tier offering superb views, and lawn on the lower tier. EPC Rating: C

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,423 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the sought after Radyr area of Cardiff which is well served by amenities. These include a parade of shops, golf and tennis clubs, doctors and dentists surgeries, optician, restaurant, two good primary schools and a comprehensive school. There is also a train station and regular bus service to and from the city centre.

ENTRANCE

Entered via driveway to front door. Laid to lawn with shrub and hedge border. Gated access to rear garden.

HALLWAY

15' 6" x 5' 0" (4.74m x 1.53m)
Entered via newly fitted double glazed composite front door into hallway. Parquet wood flooring. Doors to lounge, sitting room, play room/study and WC. Stairs to first floor. Radiator.

SITTING ROOM

11' 1" x 9' 8" (3.40m x 2.95m)
uPVC double glazed window to front. Radiator.

LOUNGE

16' 3" x 10' 10" (4.96m x 3.32m)
Feature electric wood burner effect fireplace. Double glazed sliding doors to conservatory. Radiator.

CONSERVATORY

11' 5" x 8' 0" (3.50m x 2.46m)
uPVC double glazed windows to all

aspects with French doors to side. Laminate wood flooring. Radiator.

PLAY ROOM/STUDY

12' 11" x 7' 7" (3.96m x 2.32m)
uPVC double glazed window to front. Storage cupboard housing gas central heating boiler. Radiator.

KITCHEN/DINER

12' 5" x 12' 5" (3.79m x 3.79m)
The kitchen is fitted with a wide range of base and eye level units incorporating one and a half bowl ceramic sink and drainer with complementary oak work surfaces. Fitted electric double oven and five burner gas hob with extractor hood over. Integrated washing machine and dishwasher. Space for American fridge/freezer and tumble dryer. Tiled flooring and splash backs. Radiator. uPVC double glazed window to rear with views and external door to side.

CLOAKROOM

7' 9" x 2' 6" (2.38m x 0.78m)
All-in-one low level WC and wash hand basin. Tiled flooring and splash backs. Radiator. uPVC double glazed window to side.

FIRST FLOOR LANDING

Doors to four bedrooms and family bathroom. Airing cupboard housing hot water tank. Loft access.

BEDROOM ONE

10' 9" x 10' 9" (3.30m x 3.30m)
uPVC double glazed window to rear with super views. Radiator. Door to:

ENSUITE

6' 0" x 2' 6" (1.85m x 0.77m)
Low level WC, wash hand basin and fitted shower cubicle. Extractor fan. Tiled splash backs. Ladder radiator.

BEDROOM TWO

10' 11" x 10' 5" (3.33m x 3.18m)
uPVC double glazed window to rear with views. Radiator.

BEDROOM THREE

13' 4" x 7' 11" (4.08m x 2.43m)
uPVC double glazed windows to front and side. Storage cupboard. Radiator.

BEDROOM FOUR

12' 0" x 7' 4" (3.66m x 2.24m)
uPVC double glazed window to front. Storage cupboard. Radiator.

BATHROOM

A stylish, recently installed bathroom suite to include low level WC, vanity enclosed wash hand basin and panelled bath with shower over and separate handheld attachment. Laminate wood flooring. Tiled splash backs. Towel radiator. Spotlights and extractor fan.

OUTSIDE

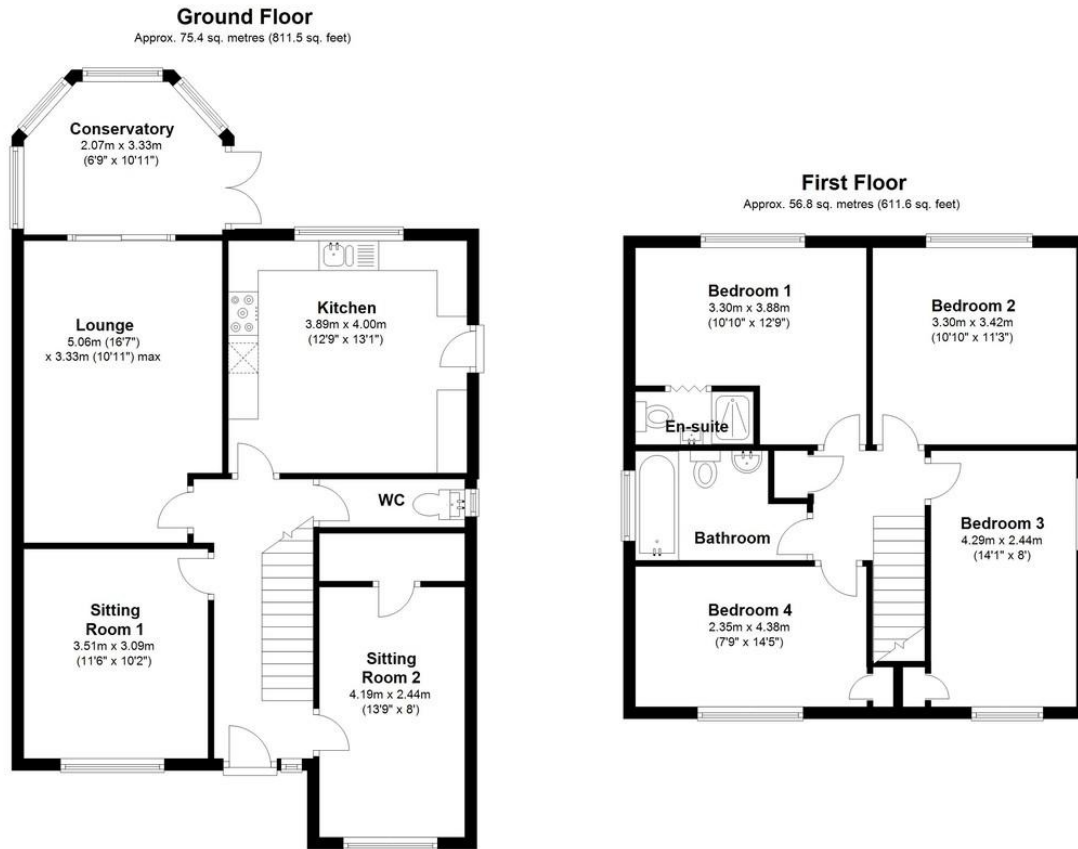
REAR GARDEN

Split into two levels with paved terrace to top tier and laid to lawn to the lower tier. Hedge and shrub borders. Outside tap. Boundary fence.

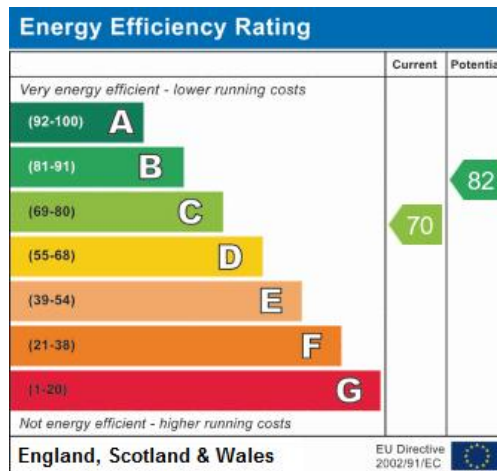
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