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Detached Executive Home, Lon-Y-Fro, Pentyrch, Cardiff, CF15 9TE

Detached Executive Family Home | Extended 4 Bedrooms | Spacious Throughout
STUNNING | Downstairs WC | Large Rear Garden | Immaculate | Great Location
Viewing Highly Recommended - IT'S A MUST SEE | Cul de Sac Location



Offers in region of £500,000

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This Ideal Executive Family Home, in a sought after area is set on a generously sized plot. Internal viewing is highly recommended!

This is a delightful detached FOUR bedroom family home. A modern detached executive style property finished & fitted to a high standard throughout, within catchment area of well-regarded local schools. The stunning front and rear gardens are immaculate, just like the rest of the property, this spacious four bedroom detached home with garage is just perfect. There is also potential for an EXTENSION too (Planning Permission already granted).

With picturesque views from the front bedrooms, the property is located in an enviable cul de sac, in the heart of the semi rural village of Pentyrch. The accommodation comprises entrance porch to the Hallway through a Upvc glazed door and side panels with decorative tiled flooring which leads you to the impressive hallway with carpet flooring. Panelled doors lead to the lounge, dining room, playroom, kitchen/diner and cloakroom/WC. From the hallway the staircase leads you up to the landing, where you will find access to all four bedrooms and family bathroom.

There are two reception rooms, the dual aspect Lounge has views over the front of the property and patio doors which lead to a patio and the rear garden. The stunning kitchen diner also has splendid views overlooking the rear garden and the manicured lawn. The Lounge has a feature wood burning stove fireplace with laminate flooring and the playroom (would have been the original dining room) has views overlooking the front, provides the perfect spot for the children to play and keep their toys.

A door from the hallway leads to a comprehensively fitted kitchen diner, flooded with light by the dual aspect windows and patio doors, leading to the rear garden. This charming open-plan living area creates a comfortable family environment in which to sit, dine and discuss the events of the day together as a family. With space for all your appliances, plus plenty of storage. This spacious kitchen diner is a great space.

The property sits within a large corner plot entered via a driveway leading to a link-detached garage. To the rear the garden has a raised patio, stone steps and small brick built wall, with well established shrubbery. Predominately laid with a manicured lawn the garden boasts several areas, Vegetable garden, Children play area and mature shrubbery as well as the extensive patio.

Location

The property is located in the semi rural village of Pentyrch. 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. 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 and 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.

A MUST SEE PROPERTY!!!!

Spacious throughout, extensively refurbished to a superb standard, benefits from uPVC double glazed windows, central heating & coved ceilings. With ample room to extend even more if you so wished, this is a great opportunity for a new family to move in.

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The Accommodation comprises

Entrance Porch Hallway - An attractive and spacious porch awaits you via a stylish composite door which leads you to the stairs to Hallway. A perfect barrier for keeping the outside chill from the hallway. The porch has two aspects, one with a stained glass window and entrance via Upvc glazed door with matching side panels into hallway.

Entrance Porch Hallway - An attractive hallway awaits you via a Upvc double glazed door which leads you to the stairs to first floor. Carpet flooring, the Hall leads to a downstairs w.c., large Lounge, Kitchen/Diner, Playroom & under Stairs cupboard.

Downstairs W.C. - A stylish white suite, comprising wash hand basin and toilet with extractor fan above.

Living Room - This large and spacious room offers the ideal environment to relax of an evening. uPVC double glazed windows to the front over looking the beautifully maintained front garden and patio doors leading to the rear garden. With wood laminate flooring and central wood burning stove, this beautiful room has plenty of room for the whole family.

Kitchen/Diner - With a wide range of quality eye level and base units. This kitchen provides enough space for family dining and even enough room for a sofa too, if so wished. uPVC double glazed window to side and rear aspect with patio doors opening to the beautiful garden. Tiled flooring and tiled splash backs. Built in chimney extractor fan over the five ringed gas range cooker with double oven, space for fridge freezer and integrated washing machine and dishwasher.

With ample room for a sofa, this versatile room is the heart beat of the house. The perfect spot for the children to play, whilst you cook, or enjoy a glass of wine with your partner to discuss the day whilst the family meals are produced. The dining area, just in front of the patio doors is ideal for those special family gathering, or just the evening meal with the family.

Playroom. - Entered via glazed doors from the hall, this versatile space which is currently being utilised as playroom, with carpet flooring has views over the front garden through a double glazed window, it could easily be a study.

First Floor Landing - The landing area provides access to all 4 bedrooms & family bathroom, also allowing the opportunity to access the part boarded loft via integrated ladders.

Master Bedroom Fitted with a double wardrobe, this master bedroom is larger than average and incorporates a king size bed and plenty of room for everyones storage needs, yet still spacious. And a great view in the morning of the mountain side.

Bedroom Two - A mirror image of the master, this double bedroom, with front aspect has built in storage with plenty of space for additional storage and a double bed, over looking the front garden.

Bedroom Three - This larger than average rear aspect room offers ample space. Currently used as a Child's bedroom, it again has ample space for all your storage needs. With built in cupboard.

Bedroom Four Mirroring bedroom three, this bedroom is currently utilised as the nursery, this bedroom again offers ample space for a single bed, wardrobe and chest of draws.

Family Bathroom A panelled bath with shower over, provides the perfect spot to soak away those aches and pains of the day. With accompanying white wc and sink, obscured window to the rear, this bathroom again reflects the rest of the property, where every little thing has been considered.

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Outside

Front - Drive provides off road parking leading to the garage and stylish front entrance. Rear gated access ideal for access to the rear of the house from those muddy dog walks or Child's sporting activities.

Rear Garden - There are several areas to the garden. The patio area directly outside the rear kitchen door provides the ideal area for summer barbecues & 'al fresco dining' or alternatively the raised patio. Area can also be used. Towards the side of the garden lies a storage area for the wood store, to the far corner you'll find a vegetable garden, to the opposite far corner you'll find a space for all the children play equipment. Whilst leaving the majority of the mature garden to be laid with lawn.

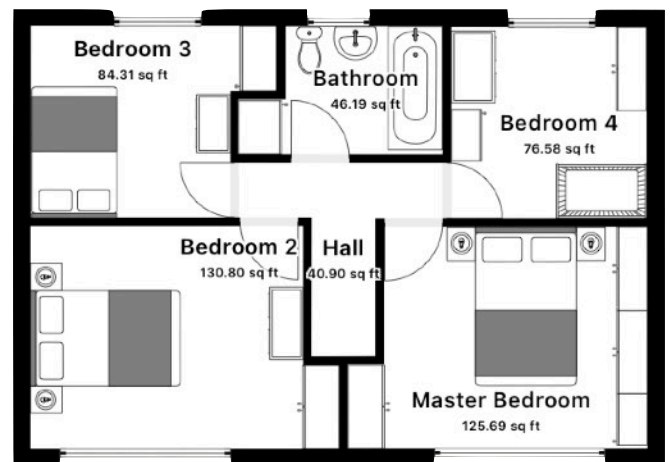
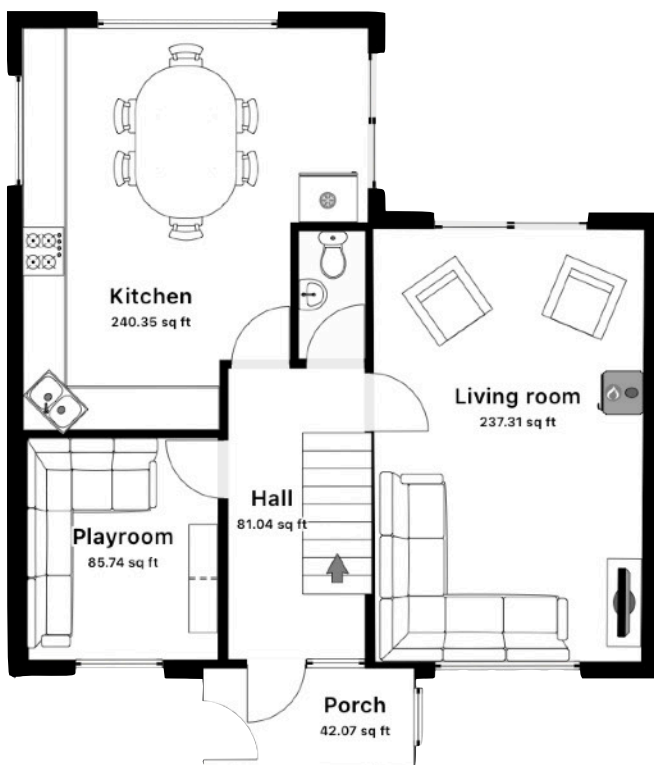
Tenure - We have been advised that this property is Freehold although this should be verified by the purchasers.

Council Tax - Band F

Energy Performance Certificate: Awaiting new Certification

VIEWING - Strictly by appointment with the agents.

Floor plan



Room Dimensions

Porch	9'6" x 4'5" (2.90m x 1.34m)	Bedroom 1	11'11" x 10'0" (3.64m x 3.05m)
Hall	6'2" x 13'1" (1.88m x 4.00m)	Bedroom 2	14'0" x 10'1" (3.77m x 3.07m)
Living room	12'3" x 19'6" (3.74m x 5.95m)	Bedroom 3	9'0" x 8'8" (2.75m x 2.64m)
Playroom	8'7" x 7'3" (2.61m x 3.05m)	Bedroom 4	8'10" x 8'8" (2.70m x 2.63m)
Kitchen/Diner	15'8" x 18'2" (4.77m x 5.54m) [max]	Bathroom	7'1" x 5'9" (2.16m x 1.79m)
WC	3'0" x 5'9" (0.92m x 1.75m)		

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