

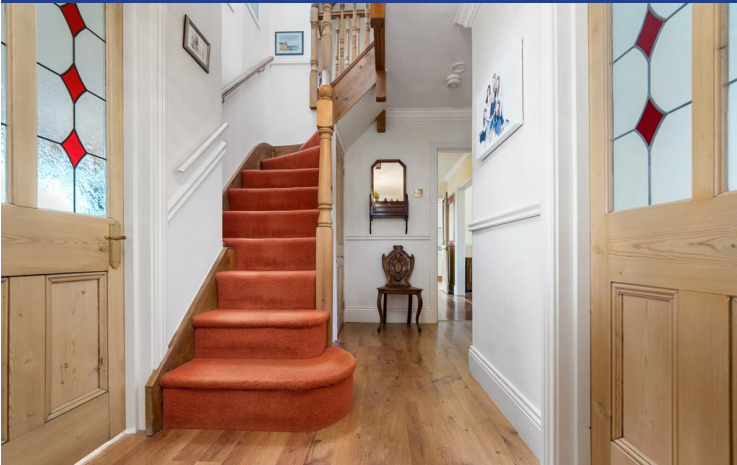
10 Tyn-y-coed Road,
Pentyrch, Cardiff, CF15 9NP



Estate Agents and
Chartered Surveyors

Asking Price Of

£699,950



Detached property



Property Description

**** FOUR BEDROOM DETACHED HOUSE ****
EXCEPTIONALLY LARGE PLOT ** A charming detached four bedroom property located on a large plot enjoying delightful open views to the front. Porch, entrance hallway, bay fronted lounge/family room, lobby, dining room, kitchen/breakfast room, utility room, conservatory, study, cloakroom. To the first floor master bedroom, dressing room, ensuite there are a further three bedrooms and a family bathroom. Gas central heating. uPVC double glazing. Long lawned rear garden. Tiered front garden and driveway leading to garage. EPC Rating: tbc

Tenure Freehold

Council Tax Band G

Floor Area Approx TBC

**Viewing Arrangements
Strictly by appointment**

LOCATION

This detached property is situated in the sought after village of Pentyrch, which has a small parade of shops, local primary school, social and recreational facilities and enjoys rural surroundings, yet is within convenient travelling distance of the City of Cardiff, the commercial and industrial areas of Pontypridd and Merthyr Tydfil and major road system (A470 and Junction 32 of the M4 Motorway network). Pentyrch village lies within the catchment area of Radyr High School

ENTRANCE

Entered via beautifully presented front garden and driveway for numerous vehicles. Access to triple garage and gated access to rear.

ENTRANCE PORCH

7' 2" x 3' 4" (2.200m x 1.040m)

Entered via front door with stained glass inset into porch. Tiled flooring. uPVC double glazed obscure windows to side and rear. Spotlights. Glazed door into hallway.

HALLWAY

Doors to lounge/family room and lobby leading to dining room and kitchen/breakfast room, plus doors study and WC. Two storage cupboards. Laminate wood flooring. Radiator.

LOUNGE/FAMILY ROOM

26' 0" x 14' 5" (7.930m x 4.400m)

A fantastic, South facing family room with two uPVC double glazed bay windows to front offering breathtaking elevated views towards the Vale of Glamorgan, Bristol Channel and Exmoor. Bay window seat, laminate wood flooring, feature multi-fuel stove with expose brick inset, stone hearth and solid hardwood mantelpiece. Opening to:

LOBBY

9' 5" x 9' 8" (2.882m x 2.970m)

Door to kitchen/breakfast room and opening to dining room. Radiator.

DINING ROOM

11' 0" x 12' 10" (3.370m x 3.920m)

Double glazed sliding doors to rear with views over the garden. Laminate wood flooring. Radiator.

KITCHEN/BREAKFAST ROOM

25' 9" x 8' 2" (7.870m x 2.500m)

A bright, open plan space with feature beamed vaulted ceiling and two double glazed Velux windows to side. Wooden bifold doors to conservatory. The kitchen is fitted with a range of traditional base and eye level units incorporating one and a half bowl composite sink and drainer with instant hot water tap and incinerator. Fitted

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electric oven with gas hob and extractor hood over. Integrated dishwasher, microwave and fridge. Plinth heater. Tiled splash backs and flooring to kitchen with laminate to breakfast area. uPVC double glazed window to side with views and door with matching stained glass window to utility room. Radiator. Spotlights.

UTILITY ROOM

10' 4" x 7' 4" (3.160m x 2.260m)

Fitted cupboards housing gas central heating boiler with radiator, washing machine, and space for fridge and freezer. Base unit with stainless steel sink and unit over. Tiled flooring. Radiator. uPVC double glazed window and external door to rear. Double glazed Velux window to side.

CONSERVATORY

11' 9" x 9' 2" (3.600m x 2.800m)

uPVC double glazed windows to all aspects with door to side. Laminate wood flooring. Power points.

STUDY

10' 11" x 8' 5" (3.350m x 2.580m)

uPVC double glazed window and two double glazed Velux windows to rear. Exposed floorboards. Radiator. Spotlights.

CLOAKROOM

7' 1" x 5' 10" (2.160m x 1.800m)

Vanity enclosed wash hand basin and low level WC. Tiled flooring and splash backs. Ladder radiator. Spotlights. uPVC double glazed obscure window to rear. Airing cupboard housing radiator.

FIRST FLOOR

LANDING

Tastefully designed A-frame latch doors to four bedrooms and bathroom. Double vaulted ceiling with double glazed Velux window to front. Radiator. Storage cupboard.

BEDROOM ONE

14' 5" x 12' 4" (4.400m x 3.760m)

Exceptional panoramic views through uPVC double glazed window to front. Radiator. Door to storage cupboard and opening to dressing room/en-suite.

DRESSING ROOM

8' 7" x 6' 10" (2.620m x 2.100m)

Fitted wardrobes. Double glazed Velux window to side. Door to en-suite

ENSUITE

8' 4" x 5' 6" (2.550m x 1.700m)

Vanity enclosed wash hand basin, low level WC and fitted shower cubicle. Storage cupboard. Exposed floorboards. Fully tiled walls. Wall heater. Ladder radiator. Extractor fan. uPVC double glazed window to rear.

BEDROOM TWO

13' 5" x 10' 11" (4.100m x 3.330m)

A well proportioned second bedroom with uPVC double glazed window to rear offering beautiful views over the garden. Laminate wood flooring. Two double glazed Velux windows to side. Fitted wardrobes. Radiator. Eaves storage.

BEDROOM THREE

12' 5" x 9' 1" (3.800m x 2.780m)

uPVC double glazed window to front with stunning views. Storage cupboard. Radiator.

BEDROOM FOUR

11' 1" x 8' 2" (3.380m x 2.500m)

uPVC double glazed window to rear with views, Velux window to side, exposed floorboards and radiator. Storage cupboard.

BATHROOM

7' 4" x 6' 8" (2.260m x 2.040m)

Suite comprises low level WC, vanity enclosed wash hand basin, panelled corner bath and fitted shower cubicle. Fully tiled walls. Exposed floorboards. Ladder radiator. uPVC double glazed window to side. Extractor fan. Spotlights.

FRONT GARDEN

GARDEN/SUN ROOM

12' 7" x 7' 4" (3.860m x 2.260m)

REAR GARDEN

TRIPLE GARAGE

Entered via two single up and over garage doors. Light and power. uPVC double glazed window to front. Mechanics pit.

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EPC AND FLOORPLAN TO BE INSERTED HERE

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Glamorgan, CF15 8AA



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