

1 Pantbach,

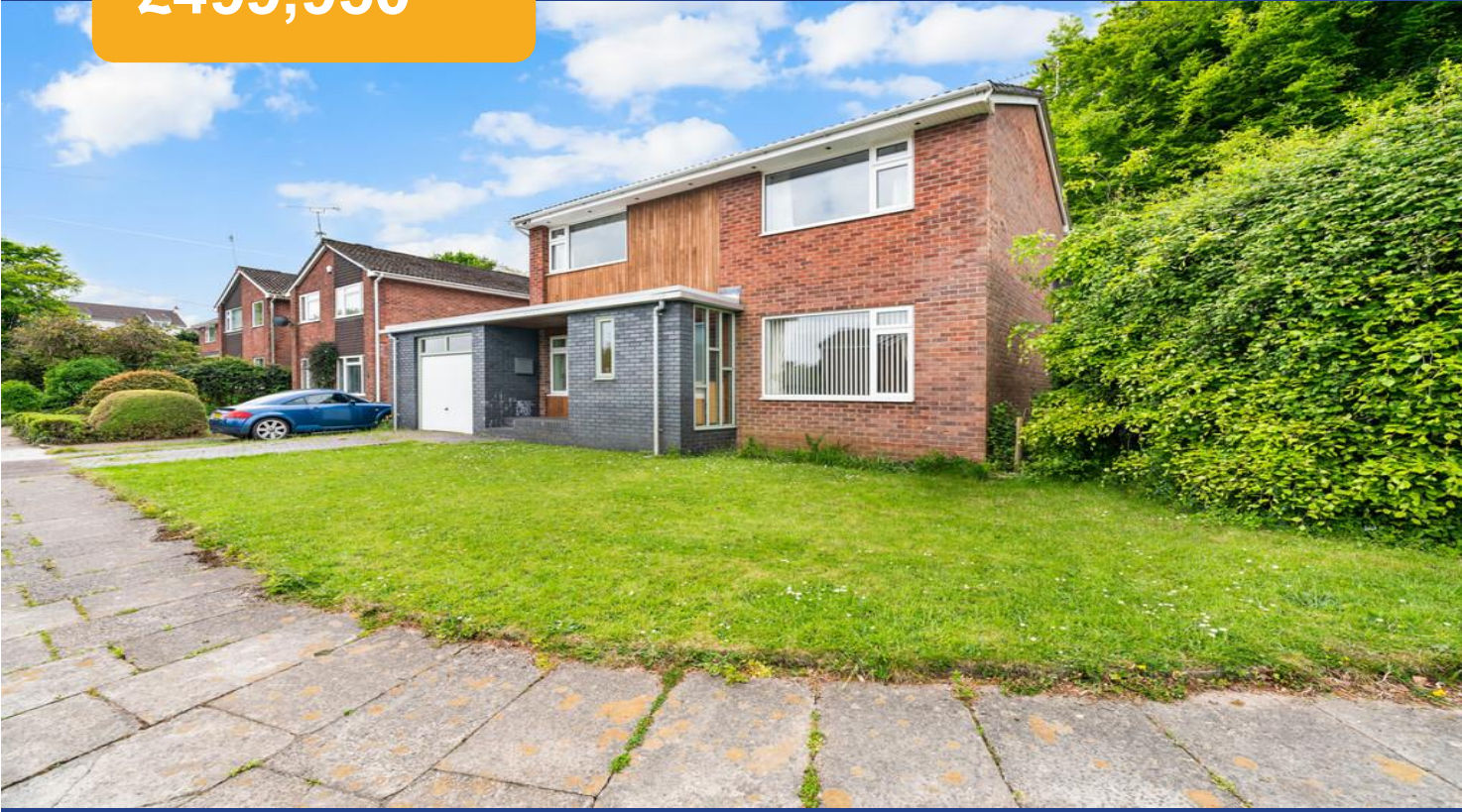
Pentyrch, Cardiff, CF15 9TG



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£499,950**



Detached Property



# Property Description

**\*\* EXTENDED FOUR BEDROOM DETACHED \*\***  
**SOUGHT AFTER LOCATION \*\*** A bright and well presented four bedroom detached family home in a sought after village location. Entrance porch, entrance hallway, cloakroom, lounge, dining room, kitchen/breakfast room, utility room, garden room, study/play room. To the first floor there are four bedrooms and a family bathroom. Gas central heating. Spacious westerly facing landscaped rear garden. Garage. EPC Rating: D

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1594 sq.ft.**

**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 block paved driveway to front door. Corner plot mainly laid to lawn with mature hedge to side and shrub borders.

## PORCH

6' 5" x 3' 1" (1.96m x 0.96m)  
Entered via double glazed door into porch. Full height double glazed window to side, window to front. Spotlights. uPVC double glazed door into hallway.

## HALLWAY

12' 7" x 5' 11" (3.84m x 1.81m) max  
Doors to lounge, dining room, kitchen/breakfast/family room and WC. Engineered oak flooring wood flooring. Stairs rising to first floor with under stair cupboard. Radiator.

## LOUNGE

18' 6" x 11' 6" (5.64m x 3.53m)  
uPVC double glazed window to front with beautiful views. Laminate wood flooring. Gas fireplace with marble hearth. Two radiators. uPVC double glazed doors to garden room.

## DINING ROOM

9' 6" x 8' 2" (2.90m x 2.49m)  
uPVC double glazed window to front. Radiator. Engineered oak flooring wood flooring.

## KITCHEN/BREAKFAST ROOM

23' 0" x 11' 2" (7.02m x 3.42m) max  
A beautifully appointed kitchen to include a wide range of base, eye level, and full height units incorporating one and a half bowl stainless steel sink with complementary granite work surfaces. Fitted electric Neff oven with space for microwave. Electric Neff induction hob with extractor fan over. Integrated fridge/freezer and dishwasher. Tiled flooring. Spotlights. Open plan to breakfast room. Underfloor heating throughout. Feature double glazed corner bifold doors to rear and side. Vaulted ceiling with skylight. Glazed doors to garden room and utility room.

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### UTILITY ROOM

7' 0" x 5' 8" (2.15m x 1.74m)

Solid oak worktops with inset Belfast sink, space for washing machine and slim tumble dryer. Double glazed window to rear and glazed external door to side. Skylight. Radiator. Extractor fan.

### GARDEN ROOM

18' 5" x 7' 10" (5.63m x 2.39m)

Double glazed windows and patio doors covering the whole rear aspect. Glazed door to study/play room. Underfloor heating. Spotlights.

### STUDY/PLAYROOM

13' 11" x 7' 11" (4.26m x 2.43m)

Vaulted ceiling with feature corner double glazed windows to side and rear. Underfloor heating. Double glazed window to front plus window and Velux window to side. Spotlights.

### CLOAKROOM

6' 0" x 3' 0" (1.83m x 0.92m)

Low level WC and wash hand basin. Ladder radiator. Tiled splash backs and flooring. Extractor fan. Spotlights.

### FIRST FLOOR

#### LANDING

Doors to four bedrooms and bathroom. Loft access (part boarded).

### BEDROOM ONE

12' 3" x 9' 10" (3.75m x 3.02m)

Fitted wardrobes and dressing table. uPVC double glazed window to front with superb views. Radiator.

### BEDROOM TWO

12' 1" x 9' 11" (3.69m x 3.03m)

Fitted wardrobes. Opening for additional clothes storage. uPVC double glazed window to front with views. Radiator.

### BEDROOM THREE

9' 1" x 8' 8" (2.77m x 2.66m)

uPVC double glazed window to rear. Radiator.

### BEDROOM FOUR

8' 11" x 8' 8" (2.73m x 2.66m)

uPVC double glazed window to rear. Radiator.

### BATHROOM

9' 9" x 5' 11" (2.98m x 1.81m)

A stylish suite comprising; vanity enclosed wash hand basin with oak worktops, low level WC, fitted bath and fully tiled shower cubicle. Tiled flooring and splash backs. Spotlights. uPVC double glazed obscure window to rear. Ladder radiator. Underfloor heating.

### OUTSIDE

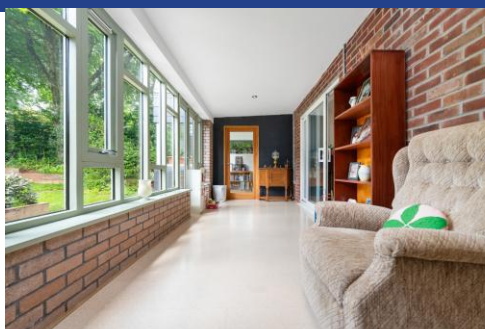
#### REAR GARDEN

A spacious, Westerly facing, landscaped rear garden, mainly laid to lawn with paved patio and raised borders. Mature hedging, boundary fence. Outside tap. Pedestrian access to garage. Garden shed.

### SINGLE GARAGE

An up and over electric garage door with windows above. Light and power. Wall mounted gas central heating boiler.

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TOTAL FLOOR AREA: 1594 sq.ft. (148.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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