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## Blenheim, Chartwell Court, Pentyrch, CF15 9QZ

Chalet Style Executive Home Built late 1980s | Stunning throughout | RARE OPPORTUNITY | 3 Reception rooms  
Within close proximity to Cardiff City Centre, yet still in a rural setting | Large kitchen, with utility rooms  
5 bedrooms & 3 Bathrooms | Potential Granny Annex conversion if required | Car Parking for up to 6/7 cars  
Great School Catchment | Double garage with workshop | Awaiting a new EPC



Offers in the region of £800,000

# Blenheim, Chartwell Court, Pentyrch

## Description

A five bedroom Chalet style executive home in sought after position Entrance hall, lounge, kitchen, dining room, sitting room, shower room/ WC, Five bedrooms, master en suite, family bathroom/ WC, Tandem double garage, gardens to front and rear, parking for up to up to six or seven cars.

### \*Must be viewed\*

This executive home situated off a private road within the heart of the village is an extremely rare find. It is not often a house of this size in Cardiff with large gardens and so many original features, comes to market. In a rural position near the city, Blenheim is a delightful large detached chalet style FIVE bedroom family home built in the late Eighties. There is also potential for converting the existing Family room and bedroom five into a Granny Annexe.

The accommodation comprises entrance hall through a splendid Upvc door with glazed panels and side window panels allows natural light to flood this spacious hallway. Quality cream carpet flooring leads you through to the lounge, kitchen, dining room, downstairs bathroom and family room. With stairs rising to the first floor and four of the five bedrooms.

There are three reception rooms, the significant Lounge has views over the front of the property and rear of the property. The dining room also has splendid views overlooking the front and the manicured courtyard with establish shrubbery. The Lounge has a feature fireplace with New wood burning stove which provides enough heat to warm the entire house on those cold winter nights and the dining room is the perfect place to entertain family and friends both with with cream carpet flooring. The family room with again its dual aspect offers another Lounge for the family to spend time together. Perfect for the children/teenagers to enjoy, or even for the couple of the house to unwind and relax. With its own heating system and stairs rising to fifth bedroom. This room could easily be converted into a granny annexe.

A door from the hall leads to a fitted kitchen. Comprehensively fitted with matching wall and floor units, Quality NEFF appliances with integrated dishwasher, induction hob with canopied extractor fan above and double oven, with granite work-surfaces over with inset stainless steel Belfast style sink. This large functional space has room for a breakfast bar too. A door opens into the utility, with complementary tiled flooring throughout.

The utility room with plumbing for all your laundry equipment, plus additional storage is a great added bonus to the property with a door leading out to the rear garden and patio.

From the hallway the staircase leads you up to four of the five bedrooms and family bathroom. The spacious master with luxury en-suite, continues the superior quality of the property.

The property sits within very large grounds and is only one of four properties located off the private road. The beautiful front garden with tiled terrace and the mature shrubbery demonstrates the quality of the property, even before you enter. This peaceful location in the heart of the village is very rare to find.

To the rear, the garden has several areas to enjoy, a patio to the full width of the house. Predominately laid with a manicured lawn, the garden boast, a Vegetable garden, Green House and mature shrubbery as well as the extensive patio directly outside utility and lounge, perfect to sit and relax and enjoy some alfresco dining with friends and family.



# Blenheim, Chartwell Court, Pentyrch

## 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 football, 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.

## Entrance

Parking space for two cars to the left of the property and additional parking in front of the house and in front of the garage leading to a paved pathway to front entrance porch with lighting. Patterned double glazed lead lighted Upvc front door, with matching adjoining side panels, opening to:

### Hall: 12'9" x 11'0" (3.89m x 3.35m) -

A LARGE spacious hallway awaits, filled with plenty of light from the panelled front door and windows. Hardwood staircase to first floor. Hardwood panelled doors to main ground floor rooms, plus double glazed hard wood doors to lounge.

### Lounge 27'0" x 14'6" (8.23m x 4.42m) Into wide alcoves -

This extremely large, dual aspect, sitting room is the ideal place to relax after a hard days work, providing views of the back garden and access direct to the patio terrace, through glazed patio doors. Coved ceiling with a central feature fireplace comprising a stone hearth with NEW wood burning stove; the sliding patio doors open to allow the outside in on those warm sunny summer evenings, whilst the dual aspect lets ample light flood this generously sized room. The lounge offers the ideal environment for the whole family to relax of an evening. Carpet Flooring.

### Kitchen/Breakfast Room: 13'0" x 11'0" (3.96m x 3.35m) -

The kitchen/breakfast room comprises a wide range of base and eye level units incorporating NEFF Electric ceramic induction hob and extractor hood over, Belfast style stainless steel sink unit, with draining unit built into the granite worktop. Fitted NEFF electric oven and microwave. Integrated dishwasher and under counter fridge. Ceramic tiled floor and walls are part tiled. Panelled radiator under the breakfast bar which has space for at least two stools, double glazed window looking over rear aspect, hardwood doors leading to hall and to:

### Utility Room: 7'8" x 8'0" (2.13m x 2.44m) -

This room comprises of base cupboard units matching kitchen furniture, Granite worktop surface with inset single bowl and stainless steel drainer sink with chrome tap. There is also plumbing for a washing machine and vent for a tumble dryer. This room also houses the combi boiler, and has plenty of additional storage space. Double glazed back door to access the back garden, or to allow in the children/pets after a muddy walk/football match.



# Blenheim, Chartwell Court, Pentyrch

## **Dining Room: 10'0" x 14'6" (3.05m x 4.42m) -**

This room allows plenty of light in through the two double glazed windows to the front aspect of the property, giving a nice intimate space for entertaining of an evening. This could also be utilised as further sitting room, if so wished.

## **Family Room: 16'9" x 13'3" (5.11m x 4.04m) -**

Again a large dual aspect room, currently used as a family television room, panelled radiators and four inset spotlights. Feature staircase giving access to:

## **Bedroom 5: 22'0" x 14'0" (6.71m x 4.27m) -**

Split level with dressing room area. This double bedroom has a double glazed skylight (with internal blind) to front elevation, providing plenty of natural sunlight. It also has two crema electric storage radiators. Two double built in storage cupboards, with 9 spotlight fittings. The perfect getaway for a teenager.

The Family Room and Bedroom 5, could easily be converted into a granny annexe if so wished.

## **Shower/Cloakroom: 5'6" x 7'9" (1.68m x 2.36m) -**

Three piece suite comprising of corner shower cubicle (with glazed screen and door), Triton power shower, pedestal hand basin and low level toilet, finished off with chrome fittings and fully tiled ceramic walls and floor. Also includes electric extractor, panelled radiator and mirror with integrated light and shaver socket.

Hardwood main staircase from entrance hall with brick feature column leading to:

## **Landing:**

Double glazed skylight window, allowing plenty of light in, plus 2 inset downlight fittings and access to attic space. Hardwood doors leading to bedrooms 1-4 and family bathroom.

## **Master bedroom: 10'3" increasing to 14'9", plus depth of built in cupboards and eaves alcove x 7'9" increasing to 14'6" (3.12m increasing to 4.5m x 2.36m increasing to 4.42m) -**

With roof window to the rear. This bedroom offers ample space for all your storage needs with a deep (1.6m into eaves) four door wardrobe and EIGHT door 1/2 wardrobe on the other side, there is loads of storage for all your summer and winter clothes. The room proportions are so generous the king size bed seems small in the large space. Vaulted ceiling. Single radiator. Door to en-suite bathroom. And still even more space for a chest of drawers and vanity desk.

## **En-Suite: 6'11" x 6'7" (2.0m x 2.10m) -**

Newly fitted modern bathroom with walk in shower, low level WC and pedestal wash hand basin. uPVC double glazed window to rear. Radiator. Ceramic tiled flooring. And storage in the eaves.

## **Bedroom Two: 9'11" x 14'7" (3.03m x 4.44m) -**

With a roof window overlooking the westerly facing garden, another spacious bedroom with ample space for all storage requirements and a double bed.



# Blenheim, Chartwell Court, Pentyrch

## **Bedroom Three: 11'0" x 14'6" (3.35m x 4.42m) -**

Another double, having a roof window with views of the village valley, space for wardrobes and double bed.

## **Bedroom Four: 9'10" into eaves alcove x 7'7" (2.99m x 2.30m) -**

A good size single bedroom, with a similar aspect to bedroom three, currently used for visits by the children, but would be the ideal study/home office. With roof window to the front.

## **Family Bathroom: 10'10" x 5'1" (3.30m x 1.54m) -**

Fully tiled walls with a luxury white suite comprising, pedestal washbasin, WC and large panelled bath with mixer/shower taps over. Obscure glazed roof window to the rear. And storage in the eaves.

## **Outside:**

Blenheim enjoys its approach from a private road which leads to the double garage with workshop. The extensive well tended and private manicured gardens with mature shrubs, frame this picturesque property.

## **Front Garden & Terrace:**

Beautiful tiled terrace overlooking the front with mature shrubbery giving an explosion of colour in summer. Low level wall creates a boundary between the private road and the property with steps leading down to driveway for at least two cars, plus steps leading up double garage with work shop incorporated. Side access with wood store.

## **Rear Garden:**

There are several areas to this large expansive garden. The patio which expands the full width of the house with steps leading to the side drive and steps to the rear of the garage. The large patio area provides the ideal area for summer barbecues & 'al fresco dining' alongside the the rear manicured lawn. A vegetable garden and greenhouse provides the ideal spot for those with "green fingers" to while away the hours. There are so many areas to enjoy this beautifully looked after immaculate garden. There's space to enjoy a sociable drink with friends and relax on those warm summer evenings, there's space to grow your own vegetables and there's room for a kick about with the children, all whilst enjoying the sun ALL day. There is even space for a hot tub too.

## **Detached Double Garage & Workshop:**

Automatic double with remote control up and over garage doors. Light and power. Water tap.

## **Workshop:**

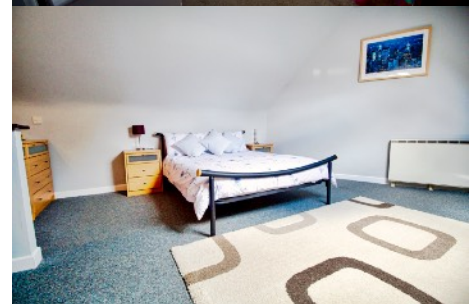
Window to rear, with power sockets and lighting.

**Tenure:** Freehold

**Council Tax band:** H

**Energy Performance certificate:** Awaiting New EPC

**Viewing Strictly By Appointment ONLY**



# Blenheim, Chartwell Court, Pentyrch

## Floorplan



Hall:	12'9" x 11'0" (3.89m x 3.35m)
Lounge:	27'0" x 14'6" (8.23m x 4.42m) into wide alcoves
Kitchen/Breakfast Room:	13'0" x 11'0" (3.96m x 3.35m)
Utility Room:	7'8" x 8'0" (2.13m x 2.44m)
Dining Room:	10'0" x 14'6" (3.05m x 4.42m)
Family Room:	16'9" x 13'3" (5.11m x 4.04m)
Shower/Cloakroom:	5'6" x 7'9" (1.68m x 2.36m)
Master bedroom:	10'3" increasing to 14'9", plus depth of built in cupboards and eaves alcove x 7'9" increasing to 14'6" (3.12m increasing to 4.5m x 2.36m increasing to 4.42m)
En-Suite:	6'11" x 6'7" (2.0m x 2.10m)
Bedroom Two:	9'11" x 14'7" (3.03m x 4.44m)
Bedroom Three:	11'0" x 14'6" (3.35m x 4.42m)
Bedroom Four:	9'10" into eaves alcove x 7'7" (2.99m x 2.30m)
Bedroom 5:	22'0" x 14'0" (6.71m x 4.27m)
Family Bathroom:	10'10" x 5'1" (3.30m x 1.54m)



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