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Fairmeadow, Pentyrch, Cardiff, CF15 9QY

3 Bedrooms | Rarely available | Prime Village Location | Ideal First Time Buy
Fitted Kitchen | Excellent School Catchment | Close to Local Amenities | Large Kitchen
Large Lounge | South Facing Rear Garden | Conservatory
Viewing Recommended | NO ONWARD CHAIN



Offers in region of £245,000

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Move2here are pleased to present to the market this three bedroom end of terraced house is situated in a secluded cul-de-sac in the rural village, Pentyrch, well away from passing traffic making it the ideal family home. ITS A MUST SEE!

The property is set back from the road with a short boundary fence surrounding the front lawn, being end of terrace it position offers rear access to the garden making it seamless to enter the house after muddy countryside walks. The property presents a generous size living room that is connected to the stunning conservatory that welcomes light into the home and creates a modern living area. The conservatory provides direct access to the enclosed back garden offering an indoor outdoor feeling, perfect for those warm sunny days. From the entrance the kitchen incorporates the stairs rising to the first floor, two storage cupboards and ample space to the chef of the day to prepare family meals. To the first floor is two double bedrooms and a large single room alongside a generous sized family bathroom with panelled bath and walk in shower.

Location

The semi rural village Pentyrch offers lovely coastal views and a multitude of local amenities including a premier store/post office, butchers, hairdressers, public houses, doctors Surgery, pharmacy and estate agents. For the sports enthusiast, there are well established sport facilities, that offers rugby, football, cricket, tennis and bowls securing a lively social life. Pentyrch is approximately 7 miles northwest of Cardiff ensuring easy access to city centre via the A470 and M4 which makes commuting convenient. commuting is made easier by the local public transport including a bus service and Taffs Well train station that under two miles away. The area has the added benefit of being within catchment for the well respected secondary schools Radyr Comprehensive and Ysgol Plasmawr as well as local primary school.

The accommodation comprises

Entrance hallway- A white UPVC door leads to internal hallway that welcomes you into the tiled kitchen and carpeted stairs rising to the first floor.

Living room 9' 6" x 21'6" (2.90m x 6.59m)- Entered via the entrance from hallway, the living room is carpeted throughout with a wall mounted radiator offering heating for those cold winter nights. Plenty of power sockets and a TV point. The dual aspect living



room overlooks the front garden and the double sliding doors provides access to the conservatory which welcomes light into the living room giving it a very light and airy area that has plenty of room for everyone to relax in the evenings, with plenty of room for a dining table if you so wished. Leading to...

Conservatory 9'6" x 12' 8" (2.90m x 3.86m)- Upvc double glazed built conservatory with polycarbonate roof and French doors leading to the garden and to the secluded gravelled patio area of the garden. Currently utilised as a secondary lounge/diner, the room is perfect to relax and enjoy an evening meal with friends and family or enjoy an evening drink in the evening sun.



Kitchen 9'0" x 21'6" (2.78m x 6.59m) [max] - The kitchen is fitted with wall and base units offering ample of storage space alongside a Belfast style sink providing a traditional feel, four ring gas hob and electric oven. Above the sink is a large double glazed window overlooking the rear garden offering plenty of natural light into the kitchen. With space for a dishwasher, tumble dryer and washing machine. Two large storage cupboards and stairs rising to the first floor.



First Floor Landing- The landing area provides access to all bedrooms & family Bathroom, and airing cupboard. Access also to the loft.

Master Bedroom 10'6" x 11' 2" (3.20m x 3.41m) [max] - An attractive double master bedroom provides the perfect environment to recharge your batteries with great views. There is ample space for a double wardrobe and a chest of drawers, the bedroom offers plenty of space for all your storage needs. Upvc double glazed window overlooks the rear garden, electric sockets and radiator.



Bedroom 2 9'2" x 13'10" (2.79m x 4.22m) [into wardrobe] - This double bedroom with built in wardrobes and laminated flooring provides more than enough space for chest of drawers and a double bed. The double glazed window overlooks the front garden, electric sockets and radiator.

Bedroom 3 10'11" x 11' 4" (3.34m x 3.46m) [into wardrobe] - Another good sized bedroom provides enough space for a single bed and chest of drawers and space situated in the alcove above the stairs provides the perfect space for a wardrobe. This room could easily be used as a nursery or office. The double glazed window overlooks the front garden, electric sockets and radiator.



Bathroom 9'6" x 6'3' (2.91m x 1.90m) - A well proportioned family bathroom with fully tiled walls and black tiled floor creating a chic appearance. An obscured double glazed window lights up the bathroom to offer a more airy environment. The bathroom is fitted with a walk in shower and full length bath as well as a toilet and hand wash basin.

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Front - The property is set back from the road fronted by delightful landscaped lawn, with wooden fencing between the pavement and the front of the property. The property is accessed by several stone steps. Gates lead to the side of the house, leading to the front door. The rear gate provides access to the back of the property, which is ideal access after those muddy dog walks or child's sporting activities.

Rear- Fully closed, south east facing garden with gravelled patio directly outside of the conservatory providing the perfect space for fresco dining. The large lawn is just perfect for children to enjoy a kick about.

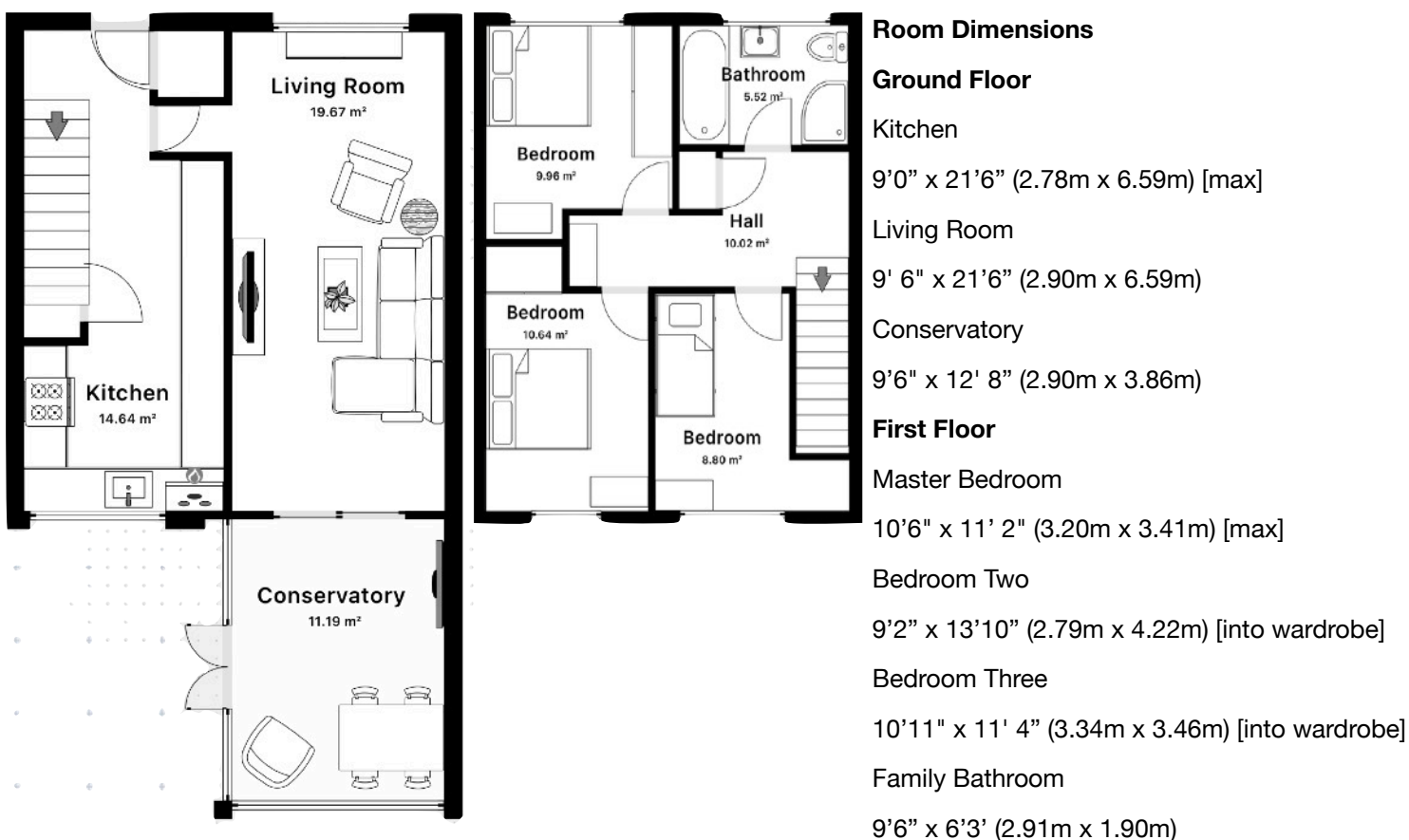
FREEHOLD

Council Tax - Band C

Energy Performance Certificate: Awaiting new Certification

VIEWING - Strictly by appointment with the agents.

Floorplan



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