

43 Pentwyn,

Radyr, Cardiff, CF15 8RE



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£849,950**



Detached Property

5

5

6

3

# Property Description

**\*\* NEW BUILD - FAMILY HOME \*\* FIVE DOUBLE EN-SUITE BEDROOMS \*\* SOLAR PANELS \*\*** Offering this new build five double bedroom detached family home situated in the sought after area of Radyr, within close distance to highly regarded primary and secondary schools. The property offers spacious accommodation throughout briefly comprising; impressive entrance hallway with feature oak staircase, lounge, sitting room, study, 46ft kitchen/dining/family room, utility room, boiler room, WC and cloakroom. To the first floor are five double bedrooms, all with en-suite, including principle bedroom with dressing room, and the family bathroom. Outside are front and rear gardens with parking. EPC: TBC

**Tenure Freehold**

**Council Tax Band TBC**

**Floor Area Approx 3245 sq.ft.**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated in the sought after Radyr area of Cardiff which is well served by amenities. These include a parade of shops, golf and tennis clubs, doctors and dentists surgeries, optician, restaurant, two good primary schools and a comprehensive school. There is also a train station and regular bus service to and from the city centre.

## ENTRANCE

Entered via driveway to front door. Access to rear garden.

## HALLWAY

20' 6" (max) x 20' 0" (max) (6.25m x 6.12m)

Entered via composite front door with matching double glazed side window into impressive entrance hallway. Open tread oak staircase with inset glass panels rising to first floor. Marble effect tiled flooring. Oak doors to lounge, sitting room, kitchen/dining family room, study, cloakroom and WC. Underfloor heating. Spotlights.

## LOUNGE

20' 4" x 13' 6" (6.21m x 4.14m)

Full height uPVC double glazed window to front. Tiled flooring with underfloor heating. Spotlights. Glazed oak double doors to kitchen/dining/family room.

## KITCHEN/DINING FAMILY ROOM

45' 8" x 16' 7" (13.92m x 5.07m)

A fantastic open plan family space with Sigma 3 kitchen to include a wide range of base and eye level units

incorporating double bowl composite sink and drainer - worktops to be chosen by purchaser. Fitted electric double oven/microwave, hob with extractor, integrated fridge/freezer and dishwasher. Marble effect tiled flooring throughout with underfloor heating. Spotlights. Built in speaker system. Two feature double glazed roof lanterns. Two sets of sliding patio doors to rear garden. Door to utility room.

## UTILITY ROOM

10' 6" x 10' 4" (3.21m x 3.15m)

Fitted with base and eye level units incorporating stainless steel sink and drainer - worktops to be chosen by purchaser. Marble effect tiled flooring with underfloor heating. uPVC double glazed window and external door to front driveway. Spotlights. Access to boiler room.

## BOILER ROOM

10' 5" x 5' 8" (3.20m x 1.73m)

Wall mounted gas central heating boiler, hot water tank and underfloor heating controls.

## SITTING ROOM

20' 1" x 10' 9" (6.14m x 3.29m)

Full height uPVC double glazed window to front. Tiled flooring with underfloor heating. Spotlights.

## STUDY

9' 3" x 8' 6" (2.82m x 2.60m)

Tiled flooring with underfloor heating. Spotlights.

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### CLOAKROOM

7' 11" x 7' 6" (2.42m x 2.31m)

Fitted with low level WC and vanity enclosed wash hand basin. Marble effect tiled flooring with under floor heating. Spotlights and extractor fan. Full height uPVC double glazed obscure window to front.

### FIRST FLOOR

#### LANDING

Full height uPVC double glazed window to front. Marble effect tiled flooring. Spotlight.

#### BEDROOM ONE

17' 8" x 17' 0" (5.39m x 5.20m)

uPVC double glazed window to front and obscure window to side. Spotlights. Doors to dressing room and en-suite. Radiator.

#### DRESSING ROOM

6' 8" x 5' 4" (2.05m x 1.63m)

Spotlights.

#### ENSUITE

8' 8" x 6' 7" (2.66m x 2.03m)

A modern suite comprising low level WC, vanity enclosed wash hand basin and double fitted shower with glass screen and separate handheld attachment. Ladder radiator. Tiled flooring and splash backs. Spotlights and extractor fan. uPVC double glazed obscure window to front.

#### BEDROOM TWO

17' 7"(max) x 14' 11" (5.38m x 4.57m)

uPVC double glazed window to rear and obscure window to side. Radiator. Spotlights. Door to:

#### ENSUITE TWO

7' 3" x 5' 8" (2.21m x 1.73m)

Fitted with low level WC, vanity enclosed wash hand basin and double fitted shower with glass screen and separate handheld attachment. Ladder radiator. Tiled flooring and splash backs. Spotlights and extractor fan.

#### BEDROOM THREE

11' 8" x 11' 6" (3.56m x 3.51m)

uPVC double glazed window to rear. Radiator. Spotlights. Door to en-suite.

#### ENSUITE THREE

7' 2" x 5' 8" (2.20m x 1.73m)

Fitted with low level WC, vanity enclosed wash hand

basin and double fitted shower with glass screen and separate handheld attachment. Ladder radiator. Tiled flooring and splash backs. Spotlights and extractor fan. uPVC double glazed obscure window to rear.

#### BEDROOM FOUR

12' 2" x 11' 11" (3.73m x 3.65m)

uPVC double glazed window to front and obscure window to side. Radiator. Spotlights. Door to Jack & Jill Shower Room.

#### JACK AND JILL SHOWER ROOM

8' 9" x 7' 11" (2.69m x 2.43m)

A shared shower room between two bedrooms. A modern suite to include low level WC, vanity enclosed wash hand basin and double fitted walk-in shower with glass screen and separate handheld attachment. Ladder radiator. Tiled flooring and splash backs. Spotlights and extractor fan. uPVC double glazed obscure window to side. Door to bedroom five.

#### BEDROOM FIVE

12' 2" x 11' 8" (3.73m x 3.56m)

uPVC double glazed window to rear. Radiator. Spotlights. Door to Jack & Jill Shower Room.

#### FAMILY BATHROOM

11' 3" x 7' 11" (3.45m x 2.43m)

Another spacious room with modern suite comprising low level WC, vanity enclosed wash hand basin, fitted bath, double fitted walk-in shower with glass screen and separate handheld attachment. Ladder radiator. Tiled flooring and splash backs. Spotlights and extractor fan. Built in speaker system. Two uPVC double glazed obscure windows to front.

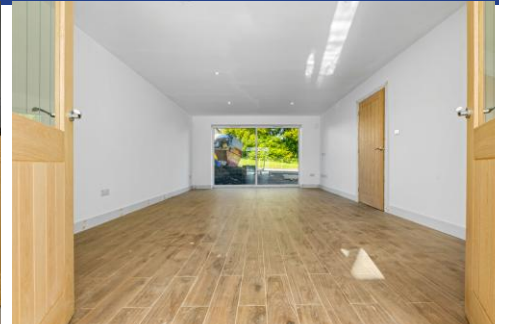
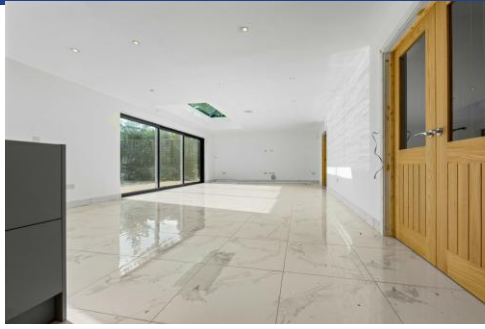
#### OUTSIDE

##### REAR GARDEN

Paved patio area and lawn. Boundary wall and fencing.



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GROUND FLOOR  
1840 sq.ft. (171.0 sq.m.) approx.



1ST FLOOR  
1404 sq.ft. (130.5 sq.m.) approx.



TOTAL FLOOR AREA : 3245 sq.ft. (301.4 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		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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