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Detached Executive Home, Maes y sarn, Pentyrch, Cardiff, CF15 9QR

Detached Executive Family Home | Extended 5 Bedrooms | Spacious Throughout
Downstairs Shower room & WC | Large Rear Garden | Cul de Sac Location
Off Road Parking & Garage | Three Reception Rooms | Large Garden | Peaceful Location
Great School Catchment | Viewing HIGHLY recommended - IT'S A MUST SEE



Offers in region of £575,000

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This Ideal Executive Family Home, in a sought after area is set on a generously sized plot. Internal viewing is highly recommended!
A delightful large detached FIVE bedroom family home. This detached executive style property within catchment area of well-regarded local schools has stunning front and rear gardens, which are immaculate, just like the rest of the property, this spacious FIVE bedroom detached home with garage is just waiting for a new family to enjoy it and grow together.



With picturesque views from the front rooms, the property is located in an enviable elevated position within a quiet cul de sac, in the semi rural village of Pentyrch. The accommodation comprises entrance Hallway through a Upvc glazed door and side panels with carpet flooring. Panelled doors lead to the lounge, dining room, playroom, kitchen and shower room/WC. From the hallway the staircase leads you up to the landing, where you will find access to all five bedrooms and family bathroom.



There are three reception rooms, the dual aspect Lounge has views over the front of the property and side window, with feature electric fireplace with carpet flooring. The kitchen/breakfast room has splendid views overlooking the rear garden with the large patio and manicured lawn. Leaving the final reception room; the playroom, which has views overlooking the front drive, providing the perfect spot for the children to play and keep their toys.

A glazed door from the kitchen breakfast room leads to a large utility room, and rear door leading to the rear garden.



The two main reception rooms provide a charming open-plan living area making it a spacious and comfortable family environment in which to sit, dine and discuss the events of the day together as a family. The utility and kitchen combined provide ample space for all your appliances, plus plenty of storage.

The property sits within a large plot entered via a double driveway leading to a single garage. To the rear the garden has a levelled patio, stone steps and small brick built wall terraces the remaining garden, with well established shrubbery. Predominately laid with a manicured lawn on the upper terraced level, the garden boasts several areas to enjoy including a summer house located on the top terrace. as well as the extensive patio directly outside the rear of the property.

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 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.

A MUST SEE PROPERTY!!!!

Spacious throughout, the property benefits from uPVC double glazed windows, central heating & coved ceilings. With ample room to extend even more if you so wished, this is a great opportunity for a new family to move in and make your own.



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The Accommodation comprises

Entrance Hallway. - An attractive and spacious hall awaits you via a uPVC door which leads you to the stairs to first floor. Carpet flooring, the Hall leads to a downstairs shower room, large Lounge with picturesque window, Dining room, Kitchen Playroom & under Stairs storage space.

Lounge. - This large and spacious room offers the ideal environment to relax of an evening. uPVC double glazed bay windows to the front over looking the beautifully maintained front garden With carpet flooring and central electric fireplace, this beautiful room has plenty of room for the whole family to relax in together. Doors through to...

Dining room. - The dining room with patio doors leading out to enclosed rear garden allows you to welcome the outside in on warm summer evenings. The room overlooks the well established mature rear garden. This is another perfect room for entertaining your guests and family on those special occasions. Fitted carpet, radiator. Door through to living room. The patio doors lead to extensive patio and the rear garden.

Kitchen/Breakfast room. - With a wide range of base and wall units offering ample storage facilities. The kitchen provides the beating heart of any family home and this one provides space for the whole family to enjoy. The worktop incorporates a composite sink with drainer and mixer tap over. Space for dish washer, electric double oven and four ring gas hob with extractor hood over amplifies the quality of this original, but very functional quality fitted kitchen. The uPVC window over looking over the rear garden with panelled radiator. Plastered ceiling, with space for a integrated under worktop fridge. Carpet flooring. This spacious kitchen has plenty of room for a breakfast table, and loads of work surface space, ideal for the chef of the house to prepare family meals. Door leads through to...

Utility/Laundry room. - Accessed from the kitchen through a wooden glazed door the utility room has a uPVC double glazed door leading into the rear garden to the rear and window to the side, with wall and base units and complementary worktop over. Sink with mixer tap and plumbing for washing machine, tumble dryer, freezer and wall mounted gas combination boiler.

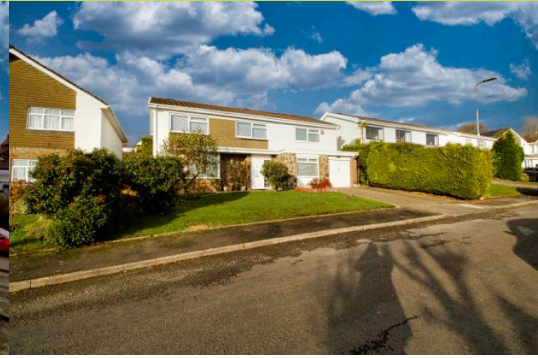
Playroom. - Entered via glazed doors from the hall, this versatile space which is currently being utilised as a secondary lounge could easily be the children's playroom, with carpet flooring has views over the front garden through a double glazed window, or it could easily be a large study.

Downstairs Shower room and WC. - Three piece suite comprising of corner shower cubicle (with glazed screen and door), electric power shower, corner hand basin and low level toilet, part tiled ceramic walls and vinyl floor. Also includes electric extractor, panelled radiator and mirror with integrated light and shaver socket. Obscured window to the side.

First Floor Landing. - The landing area provides access to all FIVE bedrooms & family bathroom, also allowing the opportunity to access the part boarded loft via integrated ladders.

Master Bedroom. - Fitted with a triple wardrobe stretching across the width of the bedroom, this large spacious master bedroom is larger than average and incorporates a king size bed and plenty of room for everyone's storage needs,

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yet still roomy. Amazing views in the morning overlooking the village and countryside beyond. The perfect room to recharge your batteries for the next day.

En Suite. - A three-piece suite in comprising: corner bath, low level WC and vanity wash hand basin with mixer taps and storage under. Extractor fan. Plastered ceiling. Carpet flooring. Stainless steel heated towel rail. uPVC double glazed obscure window to the side aspect.

Bedroom Two. - A large double bedroom, which used to be the master, this double bedroom, with front aspect has built in storage with plenty of space for additional storage and a double bed, over looking the front garden and again great views.

Bedroom Three. - This "L-Shaped" bedroom with front aspect, has ample storage space and space for a single bed.

Bedrooms Four. - Currently utilised as an occasional guest bedroom with views over the rear, again this bedroom offers ample space for a double bed (currently a sofa bed), wardrobe and chest of drawers.

Bedroom Five. - Currently used as the single bedroom, this rear aspect bedroom has ample space for the younger members of the family, allowing them space to play and grow.

Family Bathroom. - A spacious and contemporary white suite comprising a panelled bath - mixer tap, with built in shower and protected by a glass cubicle. Pedestal mounted wash hand basin with mixer tap, and close coupled WC. Stylishly fully tiled, heated towel rail, extractor fan, obscured window to rear, tiled flooring - all add up to generate the perfect environment to wake you up on those lazy mornings.

Outside.

Front. - This premium spot in the cul de sac provides off road parking for at least two cars on the double width drive, leading to a single garage and front entrance. The well establish front garden with attractive blossom tree and mature shrubbery to both sides, welcomes you home. The Side gate on both sides of the property offers ideal access to the rear of the house, from those muddy dog walks or child's sporting activities.

Rear Garden. - There are several areas to the garden. A private, large rear garden with two patios, provide the ideal location for summer barbecues & 'al fresco dining'. One located directly outside the dining room and kitchen and stretches around the side of the house and the second located on the top terrace in front of the summer house. Towards the rear of the garden lies a level garden with ample space for slides and trampoline if so wished. This leaves the final area of the mature garden which has been lovingly created by the present owners, comprising a plants and shrubbery.

Tenure - We have been advised that this property is Freehold although this should be verified by the purchasers.

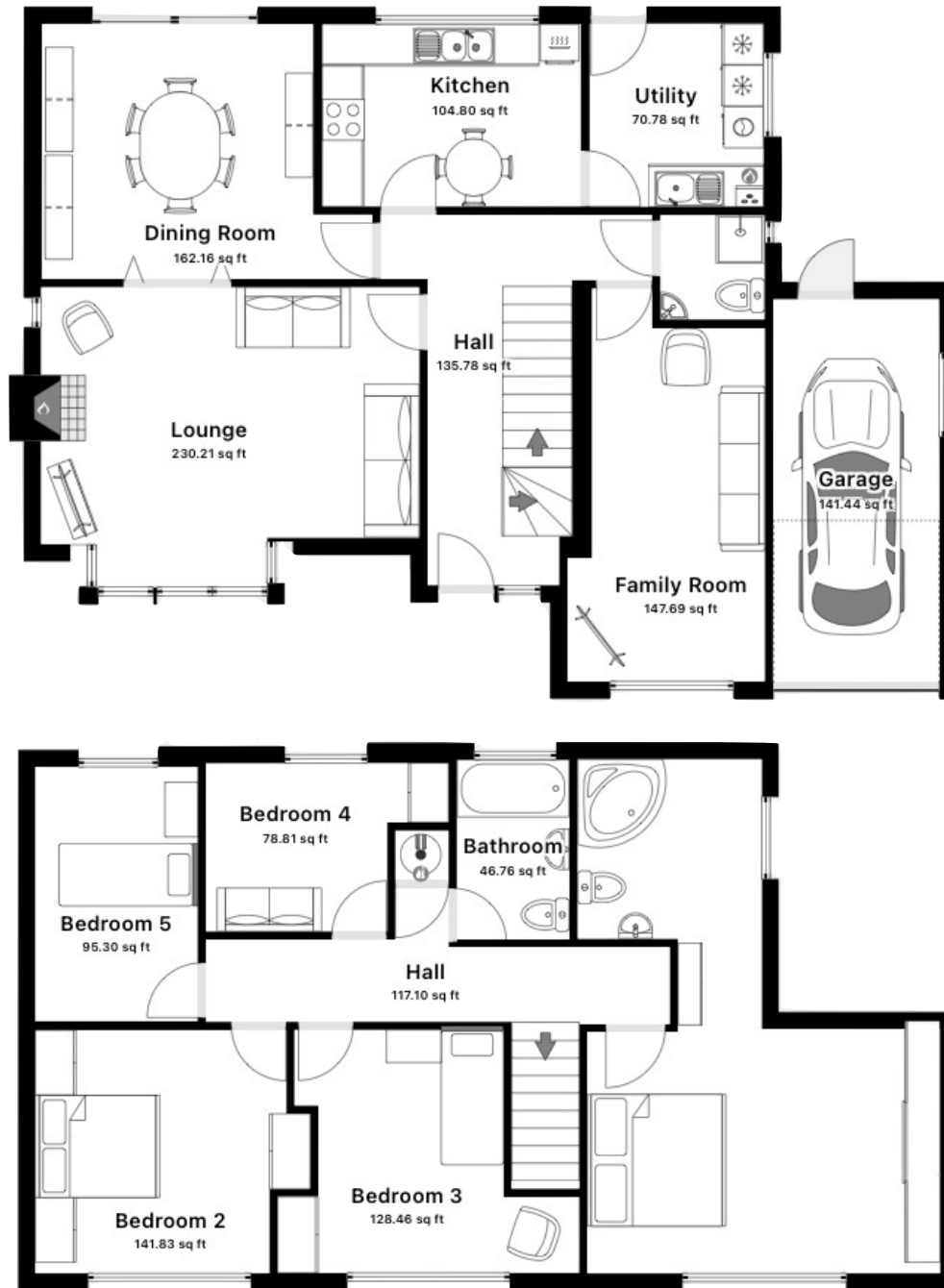
Council Tax - Band G

Energy Performance Certificate: Awaiting new Certification

VIEWING - Strictly by appointment with the agents.

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Floor plan



Room Dimensions

| | | | |
|------------------------|--------------------------------------|-----------|------------------------------------|
| Hall | 6'2" x 17'5" (1.88m x 5.32m) | Bedroom 1 | 17'0" x 11'9" (5.17m x 3.52m) |
| Living room | 17'10" x 14'2" (5.44m x 4.31m) [max] | Ensuite | 8'10" x 8'7" (2.70m x 2.63m) |
| Dining room | 15'7" x 12'0" (4.75m x 3.66m) [max] | Bedroom 2 | 12'1" x 11'8" (3.68m x 3.56m) |
| Playroom | 9'4" x 18'6" (2.84m x 5.64m) [max] | Bedroom 3 | 13'8" x 11'8" (4.17m x 3.56m) |
| Kitchen/Breakfast room | 12'2" x 8'7" (3.72m x 2.62m) | Bedroom 4 | 11'8" x 8'1" (3.56m x 2.46m) [max] |
| Utility | 8'2" x 8'8" (2.50m x 2.63m) | Bedroom 5 | 7'10" x 12'2" (2.36m x 3.72m) |
| Showerroom/WC | 4'11" x 4'11" (1.50m x 1.50m) | Bathroom | 5'5" x 8'8" (1.68m x 2.63m) |

Move2here Limited have not tested any apparatus, equipment, fitting or service and therefore cannot confirm that they are in working order. Any prospective buyer is advised to obtain verification from their solicitor/surveyor. These particulars do not constitute any part of an offer of contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy themselves as to the correctness of such statements and these particulars. All negotiations are to be conducted through move2here limited. Please note that nothing in these particulars is intended to indicate that any carpets, curtains, furnishings or fittings, electrical or otherwise or any other fixtures not expressly included from part of the property offered for sale.

In order to assist our buyers we offer a confidential independent mortgage advisor service without obligation or charge. Our mortgage specialist are available at any time see you at your convenience at your existing home.

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