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## Pen Y Waun, Pentyrch, Cardiff, CF15 9SJ

Stunning | RARE OPPORTUNITY | THREE Reception rooms | Large open plan living space | Large drive & Double Garage  
Within close proximity to Cardiff City Centre, yet still in a rural setting | SIX bedrooms | THREE Bathrooms  
Great School Catchment | MUST BE SEEN!



Offers in the region of £950,000

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## Description

Move2here are extremely pleased to offer this superb detached extended and renovated property located of the well regarded semi rural village of Pentyrch. Viewing is essential!!

Renovated to an extremely high standard this modern property will blow you away and within a stones throw of the HEART of this ever popular village this property has all the benefits of a MODERN construction. Under floor heating throughout the "Living Space" on the ground floor powered from the gas boiler.

The main reception room is the beating heart of the property provides a living space with bi-fold doors stretching across the back of the house, allowing the outside in on those warm summer evenings to flood the property and the expansive Kitchen/Dinning area, which again has aluminium bi-fold doors opening to the enclosed sun trap courtyard to the side of the property, providing the ideal spot for Al Fresco dining.

To the front there is private parking for at least three vehicles with an additional double garage, with Three phase electrical supply, suitable for quick charge for electric cars.

This substantial property briefly comprises; Entrance Porch, Cloakroom, Study/Playroom/Library, Utility room and OPEN plan Living room, Kitchen/ Diner with Bi-fold doors to rear courtyard and substantial garden with additional fenced off area for your very own allotment within your own property. To the first floor are SIX double bedrooms with TWO sharing a "Jack & Jill" en-suite and of course a family bathroom. Outside is a private west facing garden which its predominantly lawned with a paved patio area for relaxation, it also boasts a further area for its very own "allotment". Gas central heating powering the under floor heating system throughout the ground floor. All NEW Double glazed windows throughout with feature Aluminium bi-fold doors enhancing the already large living space.

### In brief the property comprises;

Downstairs - an entrance porch, split-level reception hall, lounge, Study, family room, Open plan living space, incorporating a kitchen, lounge and dining area, utility room and w.c.

To the first floor - there are six double bedrooms, two of which share a "Jack & Jill" en-suite, and large family bathroom.

Outside there are extensive gardens to the front and back, plus access on both sides of the property. The property further benefits from an integral double garage and driveway.

There are three reception rooms, the playroom has views over the front of the property and is an ideal room for the children of the household to make their own. The family room with a feature fireplace also has views through the bi-fold doors overlooking the rear and beautiful manicured lawn and paved patio. The Living space with tiled flooring throughout the lounge, kitchen and the dining area is simply a room that will take your breath away.

Through doors from the galleried hall the main "living space" leads to a comprehensively fitted kitchen with integrated appliances, induction hob



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with built in downward extractor the kitchen just like the rest of the property has quality all over it. This charming open-plan living area creates a comfortable family environment in which to sit, dine and discuss the events of the day together as a family. 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 side.

From the galleried hallway with central vellum window leads to the switchback staircase up to the quarter landing which is home to the first two of six bedrooms and has a double glazed window, so combined with the roof window allows the hall landing and stairs to consume loads of natural day light. Bedroom two, is of very good proportions and has a large built in wardrobe, plus storage above, with plenty of room for a kingsize bed and views over the front of the property. Bedroom four located alongside bedroom two (off the quarter landing) has views to the rear and has enough room for a double bed and storage.

The second floor galleried landing leads you to the remaining four bedrooms and family bathroom. The spacious dual aspect master has ample room for all your storage needs with built in wardrobes, plus an entrance to a "Jack & Jill" en-suite complete with a luxury walk-in shower which is shared with bedroom three. The Fifth bedroom and Sixth bedrooms are of similar size with room for a double bed (if so wished in both) and all your storage needs with front vista. Bedroom six is currently utilised as a study.

The property sits within very large grounds (1/4 of an acre) entered via a large block paved driveway leading to an integrated double garage. The beautiful front garden with manicured lawn and mature shrubbery provides privacy in this peaceful location creating a barrier between you and the road.

To the rear the garden has a patio to the full width of the house. Predominately laid with a manicured lawn the garden boast several areas, including a Vegetable garden (Allotment), Green House and mature shrubbery as well as the extensive patio directly outside this stunning property.

EPC: (Awaiting New EPC)

## LOCATION.

The property is located in a highly regarded cul-de-sac in the sought after 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 the 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.





## Room Descriptions

**ENTRANCE.** Approached via a composite double glazed front door leading to the entrance hallway, carpet flooring and Oak glazed doors leading into main house.

**STUDY/PLAYROOM/LIBRARY.** A versatile additional reception room with feature window to front, door to the galleried hall, carpet flooring, radiator..

**LIVING SPACE (KITCHEN/DINING ROOM/LIVING ROOM).** A large open plan kitchen and living space which just ooze's class. This well thought out kitchen is fitted with a comprehensive range of modern units with complementary work surfaces over, inset with a one and half bowl stainless steal sink with mixer tap over. Complemented with a stunning 4 ring electric induction hob and low level extractor, this kitchen has everything you want, loads of work space, integrated dishwasher, lots of storage, full height larder unit, tall integrated fridge/freezer and under counter standalone drinks cooler. The Large breakfast island, with space for four stools and additional storage below, is the perfect spot for a glass of wine or coffee with friends or loved ones, while the chef of the house prepares the evening meal.

Tiled floor with underfloor heating. Spot lighting just simply finishes off this dream kitchen.

Linking the kitchen to the family zone is a generous dining area in the heart of the room double-glazed bi-fold doors opening to the side sun trap terrace, allowing the outside in on those warm summer evenings.

Finalising the living space you enter the large lounge and the family zone with feature bi-fold doors stretching across the back of the property, the space provides the perfect place to sit and relax, whilst enjoying the company of loved ones in the evening in front of the TV.

**UTILITY ROOM.** This useful space with side access leading out onto rear garden. Plumbed for washing machine and space for a dryer, plus many more wall and base units. Ceramic tiled flooring with under floor heating. Side facing door.

**CLOAKROOM.** White suite comprising low level wc, vanity unit wash basin with Oak cupboard below, corner shower cubicle, ceramic tiled flooring with underfloor heating. Window with side vista.

**STORAGE.** From the hall is spacious storage cupboard, ideal to storage shoes and coats.

Stairs rise and fall to the integrated garage and first floor.

**FIRST FLOOR.** On the first floor, approached by a switchback staircase with feature quarter galleried landing and a large glass window, leads to two of the six bedrooms, plus returning staircase to the central landing providing access to each of the remaining four bedrooms. The substantial principal bedroom has stunning views across the vale and is served by a large "Jack & Jill" en-suite bathroom. The remaining bedrooms are also double rooms (one sharing the ensuite) and are served by a large, modern family bathroom.

**FIRST FLOOR LANDING.** A spacious galleried landing suitably sized with vellum roof window flooding the impressive hall and landing with natural light, with doors leading to four double bedrooms and the family bathroom. Turning staircase to ground floor with feature glass balustrade opening above the Hallway exemplifying the quality of this stunning property.

**MASTER BEDROOM.** With rear aspect from the uPVC double glazed feature window with superb view over the rear garden and beyond. Door to en-suite bathroom. This bedroom offers ample space for all your storage needs with built in wardrobes and space for further storage if required and a Super king size bed, yet



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still spacious. Radiators.

**JACK & JILL EN-SUITE.** Newly fitted, fully tiled modern bathroom with walk-in Double Shower with 2 Outlet Shower System for an invigorating rainfall style showering experience, low level WC and countertop wash hand basin. Heated towel rail. Ceramic tiled walls and floors, with underfloor electric heating and spot lights.

**BEDROOM TWO.** Practically identical to the Master, with side aspect from the uPVC double glazed feature window with similar views to the Master Bedroom. Built in Wardrobe. Door to en-suite bathroom. This bedroom offers space for all your storage needs, a Super king size bed, yet still spacious. Radiators

**BEDROOM THREE.** A Generous sized Super king size Double bedroom with ample space for all your storage needs with built in wardrobes located off the quartered gallery landing. Double glazed window to front and uPVC Double glazed side. Carpeted flooring. Radiator.

**BEDROOM FOUR.** Another double bedroom with double glazed windows to the rear overlooking the sun trapped terrace, plenty of space for all your storage needs and radiators.

**BEDROOM FIVE & SIX.** Two double bedrooms with double glazed windows to the front, ample space for all your storage needs and radiators.

**FAMILY BATHROOM.** A large modern fitted luxury bath/shower room with contemporary wall and floor tiling. Walk-in Double Thermostatic Shower with 2 Outlet Shower System for a rainfall style shower within an enclosed glass screen. Large wall mounted enclosed vanity unit and wash hand basin. Low level WC. In-built bath. Ceramic tiled- floor and walls, with heated towel rail and spotlights.

**FRONT.** Block paved double driveway has plenty of room for several cars, leading to the large double garage. Side access to rear garden, lawn area, well planted with shrubs, trees and flower borders, and outside lighting. Steps up to front entrance.

## REAR GARDEN

To the rear is a large garden principally laid to lawn with mature hedgerow boundaries, complementary shrubs and trees which provides considerable privacy. An allotment vegetable garden lies at the back of the property too.

A large raised wooden decked patio to the side provides the ideal location for summer barbecues & 'al fresco dining'.

This leaves the final area of the mature garden which has been lovingly created by the present owners, comprising a lawn, mature trees and shrubbery. With such a large garden you're guaranteed the sun all day (on the four days of our British Summer)!

Outside tap. Outside lighting.

## GARAGE

Power and light with up and over door, power points and Electric Vehicle Charging point.

**Tenure Freehold**

**Council Tax Band I**

**Viewing Arrangements Strictly by Appointment ONLY**



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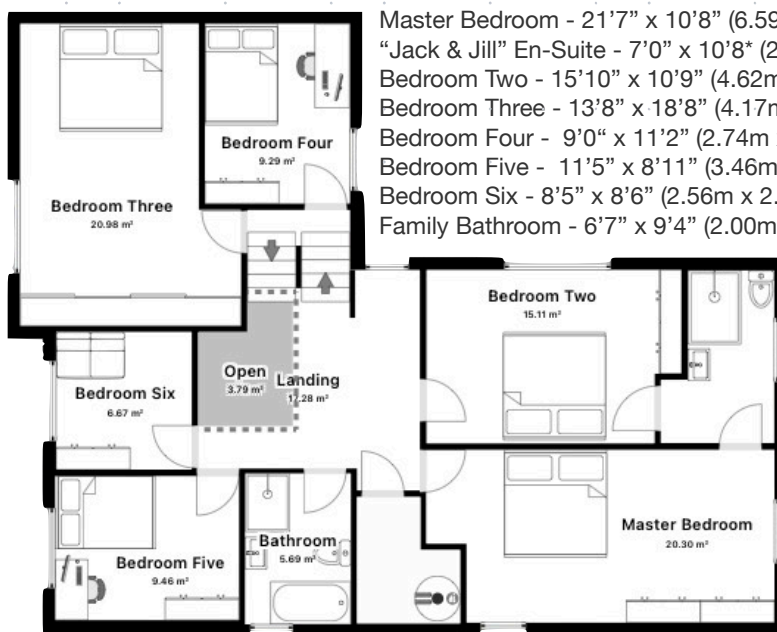
## Floor Plan



## Ground Floor

- Entrance Hall 18'10" x 11'9" (5.75m x 3.58m) [max]
- Living space 28'7" x 21'9" (9.72m x 6.62m) [max]
- Family room 16'11" x 13'8" (5.16m x 4.16m) [max]
- Play room 11'5" x 13'5" (2.72m x 4.10m) [max]
- Utility Room 9'10" x 8'9" (2.46m x 2.52m)
- Downstairs Shower Room - 10'3" x 8'4" (3.17m x 2.63m) [max]
- Double Garage - 20'8" x 19' 0" (6.30m x 5.80m)

## Second Floor



- Master Bedroom - 21'7" x 10'8" (6.59m x 3.26m) [max]
- "Jack & Jill" En-Suite - 7'0" x 10'8" (2.16m x 3.26m)
- Bedroom Two - 15'10" x 10'9" (4.62m x 3.31m)
- Bedroom Three - 13'8" x 18'8" (4.17m x 5.70m) [into wardrobes] [max]
- Bedroom Four - 9'0" x 11'2" (2.74m x 3.39m)
- Bedroom Five - 11'5" x 8'11" (3.46m x 2.72m)
- Bedroom Six - 8'5" x 8'6" (2.56m x 2.60m)
- Family Bathroom - 6'7" x 9'4" (2.00m x 2.85m)

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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