

3 Bryn Yr Eglwys, Pentyrch, Cardiff, CF15 9QW



Estate Agents and
Chartered Surveyors

Asking Price Of

£379,950



Detached Property



Property Description

**** THREE DOUBLE BEDROOM DETACHED FAMILY HOUSE ** NO CHAIN ** SOUTH FACING GARDEN ** DESIRABLE LOCATION **** A three 'double' bedroom detached family home in the sought after area of Pentyrch, being a short distance from local amenities. Entrance, porch, hallway, cloakroom, lounge, dining room, kitchen and a utility room. To the first floor there are three bedrooms, family bathroom, storage cupboard. Gas central heating, uPVC double glazing. South facing rear garden mainly laid to lawn with shrub and hedge borders. Paved patio. Boundary fence. Outside tap. Single garage. EPC Rating: D

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,272 sq.ft.

Viewing Arrangements
Strictly by appointment

LOCATION

Situated in the sought after village of Pentyrch which has a small parade of shops, Dr's surgery and a chemist, a local primary school, plus social and recreational facilities including rugby and cricket, tennis, bowls, squash, football and gardening clubs. Easy access to local countryside walks. The property also benefits from excellent transport links with easy access to the M4 and A470, plus a regular train service from nearby Taffs Well. The property is also within the Radyr Comprehensive catchment area.

ENTRANCE

Entered via driveway to garage and front door. Laid to lawn with hedge border. Gated side access.

PORCH

5' 0" x 3' 2" (1.54m x 0.97m)
Entered via uPVC double glazed sliding doors into porch. Tiled flooring.

HALLWAY

uPVC double glazed door into hallway. Feature vaulted ceiling with window to front, stairs to first floor, doors to lounge, kitchen, WC and integral door to garage. uPVC double glazed door to rear garden. Under stair storage space. Radiator.

LOUNGE

18' 9" x 10' 8" (5.73m x 3.26m)
An open plan, L-shaped lounge/dining room with two uPVC double glazed windows to front. Feature gas fire with marble hearth. Radiator. Opening to:

DINING ROOM

12' 9" x 9' 4" (3.91m x 2.87m)
uPVC double glazed window to side and sliding doors to rear garden with lovely countryside views. Radiator. Door to kitchen.

KITCHEN

12' 3"(max) x 8' 10" (3.75m x 2.71m)
Fitted with a range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Space for cooker and fridge. Fitted extractor fan. Tiled splash backs. Doors to pantry and storage cupboard providing space for fridge/freezer. Radiator. uPVC double glazed window to rear with views. Door to utility room.

UTILITY ROOM

5' 9" x 5' 8" (1.77m x 1.73m)
Space for washing machine and tumble dryer. uPVC double glazed window to rear and external door to side.

CLOAKROOM

5' 3" x 3' 10" (1.62m x 1.18m)
Low level WC and pedestal wash hand basin. uPVC double glazed obscure window to rear.

FIRST FLOOR LANDING

Doors to three bedrooms and bathroom. Airing cupboard house gas central heating boiler. Loft access with pull down ladder (partly boarded).

BEDROOM ONE

14' 3" x 8' 10" (4.35m x 2.70m)
A spacious bedroom with uPVC double glazed windows to front and side. Radiator.

BEDROOM TWO

10' 0" x 10' 2" (3.06m x 3.12m)
A double bedroom with uPVC double glazed window to front. Radiator.

BEDROOM THREE

10' 0" x 9' 0" (3.07m x 2.76m)
uPVC double glazed window to rear with superb views. Radiator.

BATHROOM

8' 9" x 5' 10" (2.67m x 1.78m)
The bathroom comprises low level WC, pedestal wash hand basin and panelled bath with electric shower over. Tiled splash backs. Shaver point. Radiator. uPVC double glazed obscure window to rear. Door to large storage cupboard.

STORAGE CUPBOARD

5' 10" x 5' 10" (1.80m x 1.79m)
Fitted shelves.

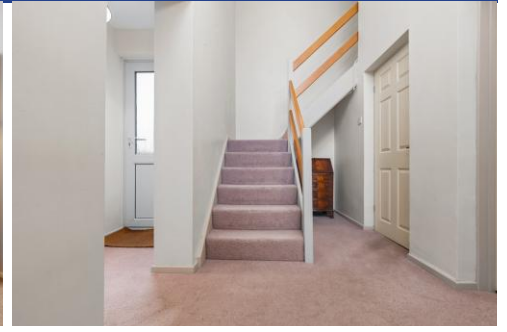
OUTSIDE REAR GARDEN

A south facing rear garden mainly laid to lawn with shrub and hedge borders. Paved patio. Boundary fence. Outside tap.

SINGLE GARAGE

An integral single garage with up and over door. Light and power.

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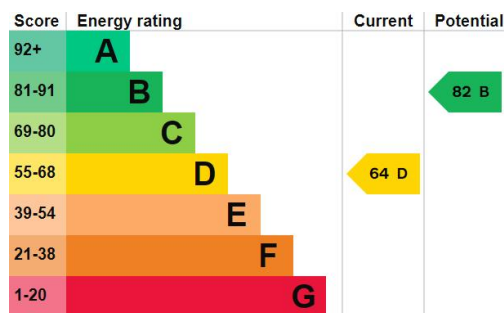
GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.

1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1272 sq.ft. (118.2 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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