

Call us on 02920 026213 or email us on viewings@move2here.co.uk to arrange a viewing of your next home



End of Terrace Two Bedroom Fairmeadow, Pentyrch, Cardiff, CF15 9QY

TWO DOUBLE BEDROOMS - WITH POTENTIAL TO CONVERT THE LARGE BEDROOM INTO TWO
END OF TERRACE HOUSE | LOUNGE/DINER | EASY COMMUTING ACCESS VIEWS OF COUNTRYSIDE

IDEAL FAMILY HOME | IDEAL FIRST TIME BUY BEAUTIFUL | FITTED KITCHEN

EXCELLENT SCHOOL CATCHMENT | CLOSE TO LOCAL AMENITIES | VIEWING RECOMMENDED



Guide Price £240,000

Fairmeadow, Pentyrch, Cardiff CF15 9QY



Move2here are pleased to present to the market this TWO bedroom end of terraced house in the semi-rural village, Pentyrch, well away from passing traffic making it the ideal family home with potential to make it a three bedroom property. ITS A MUST SEE!

This perfectly positioned two double bedroom home in a quiet cul de sac of Pentyrch village offering all the village amenities, the property has lovely views of the countryside from this bright, spacious well loved home.

The property is set back from the road with a short boundary wall surrounding the well presented front garden, being end of terrace it's 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 small but perfectly useful sun room. The sun room provides direct access to the enclosed back garden offering an indoor outdoor feeling, perfect for those warm sunny days to sit and read a book.

From the entrance you will find a large storage cupboard and door to the kitchen (which provides ample space to the chef of the day to prepare family meals) and open doorway to lounge, plus the stairs rising to the first floor, giving access to two good sized double bedrooms and a generous sized family bathroom with panelled bath and walk in shower.

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 property benefits from a front garden and enclosed rear garden with views over woodland, offering a haven for walkers, side access, downstairs offers modern spacious living with dual aspect lounge, generous kitchen with room for a table and chairs and ample storage, first floor offers two double bedrooms family bathroom and heating system. The property is ready for a new family to move straight in.

Location

The semi rural village Pentyrch offers lovely country 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 offer rugby, football, cricket, tennis and bowls offering an active social life if so wished. Pentyrch is approximately 7 miles northwest of Cardiff ensuring easy access to city centre via the A470. Commuting is also made easier by the local public transport including a bus service and Taffs Well train station that is under two miles away.

Tenure: Freehold

Fairmeadow, Pentyrch, Cardiff CF15 9QY



Accommodation comprises

Entrance Porch Entered Via a white UPVC door, wood effect flooring, access to lounge and kitchen

Entrance hallway - A white UPVC door leads to internal hallway that welcomes you to both rooms on the ground floor. Door into the kitchen, lounge and additional storage cupboard Carpeted stairs rising to the first floor.

Living Room - A spacious comfortable reception room with plastered ceiling and walls and has been modernised throughout. With a double-glazed window to the front, the room provides both the ideal place for dining and relaxing on the sofa. There is ample room for a dining area if you so wished in front of the attractive sun room to the rear, which is the perfect spot to enjoy those family meals and discuss the days events, whilst in the lounge area there would be no better place to relax in the evening in front of the TV with family or friends. With television aerial point, central heating radiators, two pedant ceiling lights. Carpet flooring. From the lounge doorway to...

Kitchen - A new stylish contemporary open plan kitchen. This well thought out kitchen is fitted with a comprehensive range of Ivory units with complementing work surfaces over, inset with a ceramic one & half bowl sink with mixer tap over. Complemented with a 4 ring electric hob and electric oven, this kitchen has everything you want, plenty of work space and space for an integrated washing machine and tall fridge integrated freezer. Tiled flooring. Double-glazed window to rear and doorway to under stair store which provides ample additional storage, there's even enough room for a breakfast table!

First Floor Landing

Carpeted throughout, access to all bedrooms bathroom, loft access and storage cupboard.

Bedroom One - A very good sized double bedroom fitted with a range of attractive bedroom furniture including floor to ceiling built in wardrobes. Double-glazed windows overlooks the front with beautiful views, with carpet flooring and plastered walls and ceiling, this is the perfect spot to recharge your batteries for the next day.(this could easily be split into two bedrooms, like many other similar properties in the area have done).

Bedroom Two - A good size double room with rear aspect and double-glazed window overlooking the rear. Built in wardrobes, fitted carpet, perfect for any Child's bedroom or guest room.

Family Bathroom - A cream bathroom fitted with panelled bath with shower over, pedestal washbasin and low level w.c. Double-glazed obscure window to the rear with Vinyl flooring, part tiled walls and central bathroom light.

VIEWING - Strictly by appointment with the agents.

Fairmeadow, Pentyrch, Cardiff CF15 9QY



Outside

Front - The property is set back from the road fronted by delightful landscaped gravelled terrace, with wrought iron gate and bricked boundary wall to the front between the pavement and the property. The remaining boundary is constructed of wooden fencing to the left right and rear. The property is accessed by several steps leading to the front door. The rear gate to the side provides access to the back of the property, which is ideal after those muddy dog walks or child's sporting activities.

Rear - Fully closed terraced garden with concrete patio directly outside of the sun room providing the perfect space for fresco dining. The terraced element incorporates well established plants and bushes with steps leading to the top level and an additional patio area and well built shed.

Council Tax - Band C

Energy Performance Certificate: Awaiting new Certification

Floor plan



Room Dimensions

Porch	5'11" x 5'2" (1.79m x 1.58m)	Bedroom One	19'7" x 9'6" (5.97m x 2.90m) [max into wardrobes]
Hallway	6'9" x 9'3" (2.06m x 2.82m)	Bedroom Two	13'0" x 11'10" (3.96m x 3.60m) [max into wardrobes]
Lounge	9'10" x 21'8" (2.99m x 6.60m)	Bathroom	8'1" x 5'7" (2.46m x 1.70m)
Kitchen	9'4" x 12'5" (2.84m x 3.78m)		
Sun Room	6'10" x 2'7" (2.08m x 0.89m)		

Move2here Limited have not tested any apparatus, equipment, fitting or service and therefore cannot confirm their solicitor/surveyor. These particulars do not constitute any part of an offer of contract. No responsibility is the above property. Any intending purchaser must satisfy themselves as to the correctness of such limited. Please note that nothing in these particulars is intended to indicate that any carpets, curtains, part of the property offered for sale.

In order to assist our buyers we offer a confidential independent mortgage advisor service without obligation your existing home.

In order to protect our vendors and also to provide them with as much information as we possible can, every to people under the age of 18 and all mortars are subject to status and valuation. Remember any lender will

that they are in working order. Any perspective buyer is advised to obtain verification from accepted as to the accuracy of these particulars or statements made by our staff concerning statements and these particulars. All negotiations are to be conducted through move2here furnishings or fittings, electrical or otherwise or any other fixtures not expressly included from

or charge. Our mortgage specialist are available at any time see you at your convenience at

offer that is made to move2here limited is subject to qualification. Mortgages are not available require a charge on the property.