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Semi-Detached Family Home Bronllwyn, Pentyrch, CF15 9QL

EXTENDED Semi-Detached Family Home | 3 Bedrooms | 2 Reception Rooms | Attic Room
Downstairs W.C. | Spacious Kitchen/Diner | Secluded Rear Garden | Great School Catchment
Viewing Highly Recommended | NO ONWARD CHAIN | EPC D



Offers in region of £375,000

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MOVE2HERE are proud to bring to market this BEAUTIFULLY PRESENTED three bedroom home in the heart of Pentyrch Village with NO ONWARD CHAIN.

An IMMACULATELY PRESENTED three bedroom semi-detached home with ample living space. This property is ideally located in the sought after Village location of Pentyrch.

The property comprises of a large lounge, playroom/study, kitchen/dining room with patio doors leading to the rear garden, utility and cloakroom to the ground floor and to the first floor can be found three bedrooms and a family bathroom, plus an attic room conversion. The property further boasts gas central heating and double glazing throughout.

It also benefits from being within an excellent school catchment area. Viewing highly recommended.

LOCATION

Situated within the catchment area of well-regarded local secondary schools, namely Radyr Comprehensive and Ysgol Plasmawr, the property benefits from excellent road links to both the M4 corridor and A470, situated as it is in the idyllic village of Pentyrch, approximately 7 miles north west of the capital. The village is served by a number of local shops, including a convenience store, family butcher, beauty salon, and pharmacy, as well as two public houses, a vet's practice and a doctor's surgery. There are a wide range of local organisations and sporting activities nearby, including rugby, bowls, tennis and cricket. There are also several bridle paths, footpaths, and nature trails close by.

The Accommodation comprises

Entrance Hallway - Entered via a composite door with double glazed window to the size, wall mounted radiator. Door leads to inner hallway and downstairs cloakroom.

Cloakroom - The cloakroom has sufficient space for a low level toilet, vanity wash basin and a wall mounted radiator. Ideal for your guest to use, rather than the family bathroom.

Lounge - Stretching across the majority of the width of the property this large family lounge is ideal for all within the house to sit and relax of an evening. Entered via a glazed wooden door, the lounge is laid to carpet flooring with a wall mounted radiator and central gas fireplace offering ample heating on those cold winter nights, power sockets, T.V point and Upvc double glazed windows overlooking the front drive. The lounge is portioned into two distinct areas through an open archway, providing enough room for a separate reading area if so wished.

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PlayRoom/Study - Currently used as a study this room located off the dining area of the kitchen/diner could easily be an ideal space for the children to commandeer and utilise as a playroom.

Internal Hall - with stairs leading to the first floor and storage cupboard.

Kitchen/Diner - Entered via glazed doors from the inner hallway, the kitchen/diner is fitted with white wall and base units with ample storage, drawers and worktop over, one and half bowl composite sink, space for a dishwasher, space for your washing machine and fridge freezer. Tiled flooring provides the ideal environment for producing those perfect family meals. Electric cooker with overhead cooker hood.

The Dining Area is the perfect space for those family meals with lovely views through the patio door over the rear garden. The uPVC double glazed patio door leads to the rear garden, allows you to welcome the outdoors in, whilst enjoying your family meals on those warm Summer evenings. The room has carpet flooring, a wall mounted radiator and electrical sockets. Door leads to study/family room.



Utility - Accessed from the kitchen through a wooden glazed door. There is space for your tumble dryer and additional base units with shelving above. This useful space has access to the front and rear gardens through new Upvc double glazed doors.

First Floor Landing - Stairs rising from the entrance hallway, fitted carpets, doors to all first floor rooms and attic room.



Bedroom 1 - An extremely attractive Master double bedroom, to the front, TV point and radiator under the rear uPVC double glazed window. This bedroom provides the ideal environment to relax and provide the perfect nights sleep. With space for a double wardrobe and two chest of draws.

Bedroom 2 - Double bedroom, window to rear, with pendant lighting. With space for a double wardrobe, (currently used as a guest bedroom).

Bedroom 3 - Another bedroom, window to front. An ideal guest bedroom or Childs nursery.



Family Bathroom - A well-proportioned stylish family bathroom with fully tiled walls and tiled flooring, large walk-in shower, toilet, hand wash basin and vanity storage cupboard. Obscure uPVC double glazed window to the side, and wall mounted towel radiator.

Attic Room - Loft ladder from 1st floor landing leads up to carpeted room, large Velux Double glazed window with fitted cupboards in the eaves offering ample storage. Could be a great man cave or teenage retreat, can also be a 4th bedroom, but has not been approved by building regulations as a bedroom.



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Outside Front - Enclosed by well established conifers that shelter this large front drive which provides ample space for three cars on the tarmac. Access to the utility room and front door.

Rear Garden - A good size multi level rear garden awaits you. Immediately outside the patio doors from the study is a paved patio and steps leading to the lawned grass area, perfect for children to enjoy a kick about on those warm summer evenings. This mature garden that has been lovingly created by the present owners, has several areas including a Green house for those with a 'green thumb', towards the rear of the garden lies a large garden shed with an additional gravelled patio area providing the ideal space for Summer bbq's and al fresco dining.

SCHOOL CATCHMENT

Primary Schools - Pentyrch Primary (English) Creigiau Primary (Welsh)

Secondary Schools - Radyr Comprehensive (English) Ysgol Plasmawr (Welsh)

Council tax - Band F

VIEWING - Strictly by appointment with the agents.

Floor plan -



Room Dimensions

Ground Floor

Lounge	19'8" x 12'11" (6.00m x 3.94m)
Kitchen/Diner	17'9" x 8'5" (5.40m x 2.56m)
PlayRoom/Study	8'6" x 8'6" (2.58m x 2.58m)
Downstairs WC	3'11" x 5'6" (1.20m x 1.67m)
Utility	5'5" x 11'1" (1.65m x 3.38m)

First Floor

Master Bedroom	13'2" x 12'5" (4.02m x 3.79m)
Bedroom Two	11'8" x 8'7" (3.55m x 2.61m)
Bedroom Three	9'2" x 8'5" (2.80m x 2.57m)
Family Bathroom	7'1" x 8'6" (2.15m x 2.58m)
Attic Room	16'5" x 15'9" 5.00m x 4.80m

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