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## Heol Gam, Pentyrch, CF15 9QA

NO ONWARD CHAIN | 3 Bedroom Semi Detached | Popular Village Location

Front & Large Rear Garden | Popular, Quiet Cul de Sac | Great school Catchment

Potential to Extend | Wet Room | Gas Central Heating | Viewing Recommended | EPC Rating: E



Offer in Region of £320,000

# Heol Gam, Pentyrch, Cardiff, CF15 9QA



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

This semi detached home is ready for a new family to enjoy and comprises, a hall, two reception rooms, three bedrooms, toilet and wet room. The property benefits from a large private rear garden with side access, this large plot with potential for a utility/storeroom is located in a great location! This house MUST BE VIEWED and is ready for a new family to make it their own. Surprisingly spacious throughout, it benefits from uPVC double glazed windows and gas central heating, this is a great opportunity.

This is a well presented three bedroom property situated in the sought after location of the beautiful semi rural village of Pentyrch, North East of the Capital. The village has a group of local shops which includes a village store/post office, doctors, pharmacy, public houses and village hall. There are a wide range of local organisations and sporting activities including rugby, football, bowls, tennis and cricket nearby.

This house MUST BE VIEWED. The property has excellent road links to both the M4 corridor and A470. The property is located with the catchment area of two well regarded secondary schools, namely Radyr Comprehensive (English medium) and Ysgol Plasmawr (Welsh medium).

## The Accommodation comprises

### Entrance Hall -

**13'1" x 5'11" (4.00m x 1.80m)**

Via wooden front door located to the side of the property, uPVC double glazed window to front, staircase, radiator, textured ceiling and walls, carpet flooring (which will be found throughout the ground floor), except the kitchen. Telephone point.

### Lounge -

**13' 5" x 12' 8" (4.10m x 3.87m)**

Entered via a wooden door, the lounge is laid with carpet flooring with a wall mounted radiator offering ample heating on those cold winter nights, power sockets, T.V point and a uPVC double glazed window overlooking the rear garden. This is an ideal space for the children and family to relax and enjoy quality family time together. It could easily be opened up into the kitchen to create a large living space.

### 2nd Reception Room / Family Room -

**8' 9" x 5' 11" (2.68m x 1.82m)**

Double glazed window to front overlooking the front garden. With carpet flooring this room offers another lounge for the family to relax in or dine, currently used as a study

### Kitchen -

**8' 9" x 5' 11" (2.68m x 1.82m)**

Entered via wooden door from the hall, the kitchen is fitted with wall and base units with additional storage under the stairs, drawers and

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worktop over, stainless steel sink. Its not the largest kitchen in the world, but provides the ideal environment for producing those perfect family meals. Four ring electric cooker, overhead extractor chimney.

## **Potential Utility Room/Garden Store -**

**4'8" x 2'10" (1.41m x 0.87m)/ 4'4" x 6'1" (1.36m x 2.00m)**

Ideal for washing machine and tumble dryer with separate store ideal for an additional fridge and freezer if you so wished. Wooden external door to front and glazed external door to rear garden.

## **First Floor Landing -**

Stairs rising from the entrance hallway, fitted carpets, doors to all first floor rooms and loft hatch with uPVC double glazed window to side. With airing cupboard housing the wall mounted gas combination boiler.

## **Master Bedroom -**

**12' 11"(max) x 11' 8" (3.94m x 3.56m)**

A large Master double bedroom, to the front, with uPVC double glazed window and radiator. This bedroom provides the ideal environment to relax and provide the perfect nights sleep. With ample space for all your storage needs. Fitted Carpet, a great room for anyone to recharge their batteries for the next day. Coved and textured ceiling.

## **Bedroom 2 -**

**10' 7" x 10' 1" (3.23m x 3.09m)**

This double bedroom, with window to rear and pendant lighting is ample size for a guest bedroom or Childs room. With space for all your storage needs. Coved and textured ceiling,

## **Bedroom 3 -**

**8' 8" x 7' 10" (2.65m x 2.39m)**

Another bedroom, window to front. Previously used as a dressing room/study, but could easily be a single bedroom or Childs nursery. Coved and textured ceiling.

## **Wet Room -**

**5' 4" x 4' 7" (1.63m x 1.42m)**

Fitted with electric shower and pedestal wash hand basin. Tiled flooring walls. Obscured uPVC double glazed window to side. Radiator.

## **Separate WC -**

**4' 7" x 2' 5" (1.42m x 0.75m)**

Low level WC. uPVC double glazed window to rear.

# Heol Gam, Pentyrch. Cardiff, CF15 9QA



## Outside

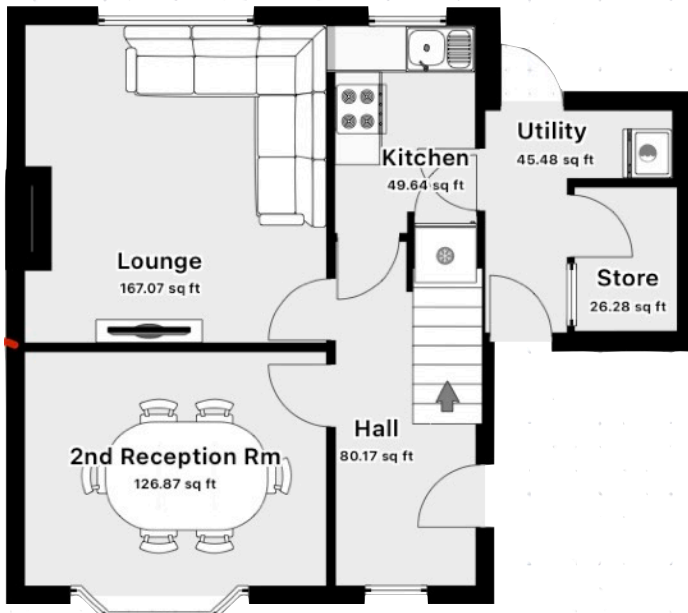
**Front Garden** Path to front door entered through a cast iron gate and well established hedge . Laid to lawn and well established trees and shrub beds, side gate to rear via the rear store room.

**Rear Garden** Private large plot laid to lawn, has shrub beds and garden shed. The wooden glazed doors from kitchen and subsequent Utility area, lead directly to the rear garden, the large rear garden has plenty of room for summer parties. With side access to the front garden. This large garden is waiting for new tenants to enjoy it.

**SCHOOL CATCHMENT** Primary Schools - Pentyrch (English) Creigiau Primary (Welsh)  
Secondary Schools - Radyr Comprehensive (English)  
Ysgol Plasmawr (Welsh)

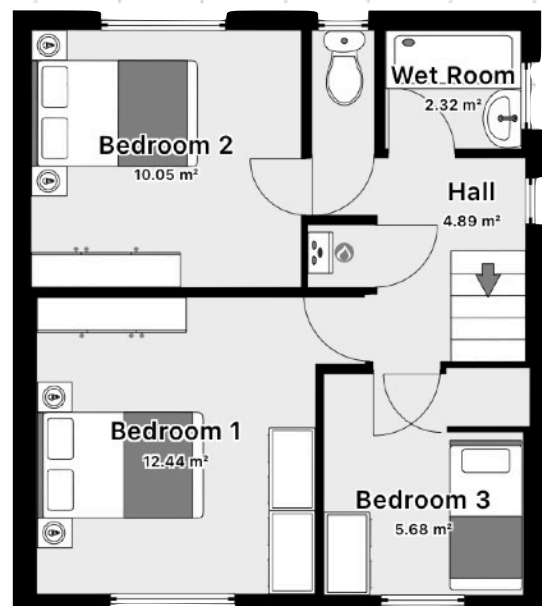
**Local Authority Cardiff** Council Tax band D

## Floorplan



### Room Dimension: Ground Floor

Hallway	13' 1" x 5' 11" (4.00m x 1.80m)
Lounge	13' 5" x 12' 8" (4.10m x 3.87m)
2nd Reception	12' 9" x 9' 11" (3.89m x 3.03m)
Kitchen	8' 9" x 5' 11" (2.68m x 1.82m)
Utility Area	4' 8" x 2' 10" (1.41m x 0.87m)
Store Room	4' 4" x 6' 1" (1.36m x 2.00m)



### First Floor

Master Bedroom	12' 11"(max) x 11' 8" (3.94m x 3.56m)
Bedroom Two	10' 7" x 10' 1" (3.23m x 3.09m)
Bedroom Three	8' 8" x 7' 10" (2.65m x 2.39m)
Wet Room	5' 4" x 4' 7" (1.63m x 1.42m)
WC	4' 7" x 2' 5" (1.42m x 0.75m)

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