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Ground Floor Maisonette Heol y Parc, Pentyrch, CF15 9NB

An Excellent Extended GROUND floor maisonette with Share of the Freehold | Ground Floor Maisonette with 3 Double Bedrooms | Only 7 miles from Cardiff City Centre & Close to M4/A470
LARGE space, comparable to many 3 bedroom houses | Originally 2 bedrooms, now 3, with easy conversion back | Ideal for downsizing with level access | Well-proportioned & private position | Large flat private garden, well-established garden offering privacy | Designated off-road parking & Garage | Sought after location with Excellent school catchments & transport links



Offers in region of £260,000

Heol y Prac, Pentyrch, CF15 9NB



A fantastic extended ground floor maisonette located in a quiet and desirable private position in the sought-after village of Pentyrch. Originally a two-bedroom property, it has been thoughtfully reconfigured to offer three good-sized bedrooms but can easily be converted back to a two-bedroom layout if preferred. Ideal for those looking to downsize, this well-proportioned property features level access and a flat, well-established garden.

The accommodation comprises: entrance hall, bathroom, three double bedrooms, and a kitchen/living room. To the outside there is a flat, low maintenance garden. It is essential to view this property to fully appreciate the space and position of this lovely example of a maisonette in Pentyrch.

This LARGE ground floor space is comparable in size to many 3 bedroom houses in the area with level access and off road parking plus a garage, you won't find better value near by. The large extended living area, provides ample space for the household to enjoy. Originally a two bedrooms, now three, with easy conversion back if you so wished. It is ideal for downsizing with level access.

Located in the popular sought after village of Pentyrch. This beautiful ground floor maisonette with a very good size garden and designated off road parking. With excellent primary and secondary school catchments and numerous amenities and transport links available.

From the hallway you have access to all rooms. Immediately to the right is the fully fitted bathroom with white suite and shower over. There are currently three good sized bedrooms. The extensive living room to the front has ample room for a sofa, dining table, and also incorporates the large kitchen.

To the rear of the property is a large private garden which is solely for use by the first floor apartment. There is ample parking.

The Accommodation comprises

ENTRANCE.

The entrance hall is approached via a UPVC double glazed door. With storage cupboard. Doors leading to Bathroom, Bedrooms and Living Room. Original Parquet flooring.

LIVING ROOM (Kitchen and Open Plan Living Area). 24' 2" x 22' 7" (7.38m x 6.90m)

This Large L-shaped open plan kitchen and living room is fitted along two sides with a large range of floor and eye level units some with glass fronted display cabinets. With an inset 1.5 bowl sink with a side drainer, with space for a large Range Master cooker with four ring gas hob and separate wok burner/griddle, two integrated fan assisted electric ovens, warming draw, grill, glass top and canopy style extractor hood, and space for an American-style fridge freezer. Additional space for plumbing for an automatic dishwasher,

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complementary worktops over, a wall mounted logic gas central heating boiler. The perfect spot for the chef of the home to prepare meals for the family. The open plan to a family room with central fire place, has plenty of room for a dining table, and sofa if so wished, providing a modern living environment for the whole family to enjoy. A polycarbonate PVC roof with uPVC double glazed windows with French doors opening onto the front gardens, allowing the outside in on those warm summer evenings.

BEDROOM ONE. 15' 10" x 13' 1" (4.84m x 4.01m)

Originally the lounge of the property when it was just two bedrooms, it has now been fully utilised as the main bedroom, but could easily be transformed back into a separate lounge if you so wished. This spacious double bedroom has patio doors which open to the Living area (agin if you so wished), with wood flooring, ample space for all your storage needs and a radiator, making it a comfortable and inviting space to re charge your batteries.



BEDROOM TWO. 14' 8" x 9' 11" (4.48m x 3.03m)

Plastered walls and ceiling. Double glazed uPVC window and door to rear. Space for wardrobes to one wall. Single radiator panel. In the corner of the bedroom, you'll find a built in wardrobe. An ideal place to rest and recuperate fort the next day. With exposed wooden floor.



BEDROOM THREE. 11' 1" x 9' 2" (3.39m x 2.80m)

Painted walls and ceiling. Double glazed uPVC window to rear. Single radiator panel. With ample room for a double bed, ideal guest or Childs bedroom again with built in cupboard/wardrobe.



FAMILY BATHROOM. 9' 6" x 5' 6" (2.90m x 1.69m)

A modern white suite with vanity wash hand basin, bath with shower over and low level toilet. Part tiled walls. Double glazed uPVC obscured window to side.



GARDEN

A larger-than-average private garden with several distinct areas. Immediately outside the patio doors is a large patio with the first of two designated external entertainment areas. A path leads to a purpose built utility shed, home to the laundry facilities and path with right of way access through the first floor maisonettes garden to the the rear allocated garage and off road parking.

The garden has well established hedge providing security and privacy for all, On such a large plot there are several areas for the new owners to enjoy, perfect for enjoying warm summer evenings in a mature garden that has been lovingly created by the present owners.

GARAGE - Is situated in a block of two with up and over door, power and light, parking in front of garage.

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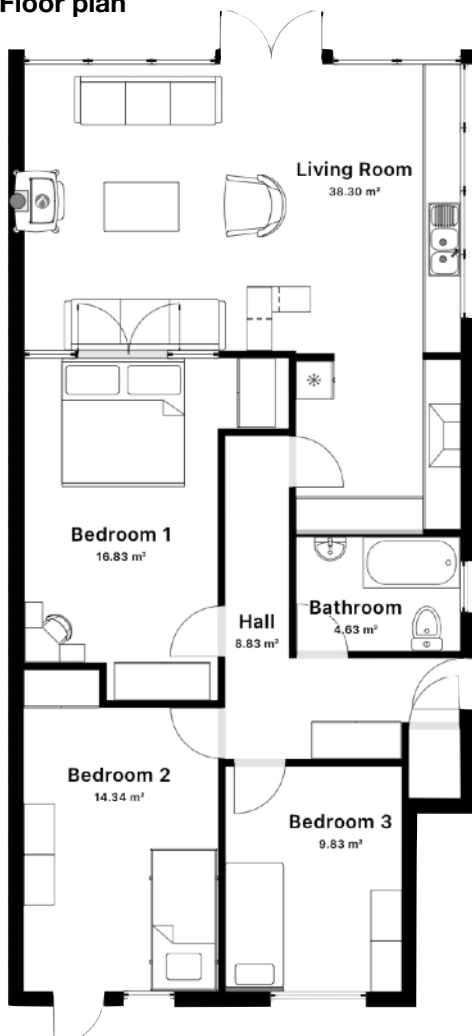
IN SUMMARY.

This ground floor maisonette in Pentyrch offers a comfortable and spacious living environment in a desirable village location, making it an ideal choice for those seeking a blend of rural charm and modern convenience.

If you are looking for a great property at a good price in a great location, you won't find better! Viewing is essential to view this property to fully appreciate the space and position of this lovely example of a maisonette in Pentyrch.

Perfect for those seeking a great property at a good price in a fantastic location.

Floor plan



Energy Performance Certificate. D Rating
Council Tax Band. D

SCHOOL CATCHMENT

	English Medium	Welsh Medium
Primary -	Pentyrch	Ysgol Creigiau
Secondary -	Radyr	Ysgol Plasmawr

SHARE OF THE FREEHOLD. Vendor Information (As of 2023):

Ground Rent: Not applicable, Service Charge: Not applicable
Please note that this information has been provided by the vendor and should be verified through your legal representative as it may vary.

Room Dimensions

Hall	6'2" x 13'1" (1.88m x 4.00m)
Living room	12'3" x 19'6" (3.74m x 5.95m)
Bedroom 1	11'11" x 10'0" (3.64m x 3.05m)
Bedroom 2	14'0" x 10'1" (3.77m x 3.07m)
Bedroom 3	9'0" x 8'8" (2.75m x 2.64m)
Bathroom	7'1" x 5'9" (2.16m x 1.79m)

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