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First Floor Maisonette Heol-Y-Parc, Pentyrch, Cardiff, CF15 9NB

Share of the Freehold | First Floor Maisonette | Off Road Parking & Garage
Two large Double Bedrooms | Large Private Garden
Sought after location with Excellent school catchments & transport links



Offers in region of £245,000

Heol y Parc, Pentyrch, Cardiff, CF15 9NB



A LARGE two bedroomed first floor maisonette located in the popular sought after village of Pentyrch. This beautiful first floor maisonette with a very good size garden and designated off road parking is immaculate throughout. With excellent primary and secondary school catchments and numerous amenities and transport links available. This first floor two large double bedroom maisonette has been decorated to a high standard. The property is situated on a large plot and entered in to a light hallway/stairwell with plenty of built in storage.

At the top of the stairs and immediately to the left is the fully fitted bathroom with modern white suite and shower. There are two large double bedrooms with extensive views overlooking the playing fields to the rear and children's playground. The extensive lounge to the front has ample room for a corner sofa, plus dining table, which leads on to the modern 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.

****THIS LOVELY TWO BEDROOM APARTMENT**** The property boasts spacious rooms throughout with a modern style and a new contemporary white bathroom suite. With new carpets in the this superior maisonette is just waiting for a new owner to move in. There is also the benefit of allocated off street parking and private garden space.

The Accommodation comprises

GROUND FLOOR ENTRANCE

Stairs rising to the first floor, then on the first floor landing is a radiator, double glazed window to the side, storage cupboard. Doors leading to Bathroom, Bedrooms and Living room.

LIVING ROOM 13'1 x 15'10 (3.99m x 4.83m)

This large lounge is bright and airy has a double glazed window to the front, overlooking the front garden, radiator, real wood flooring, TV point and coved ceiling.

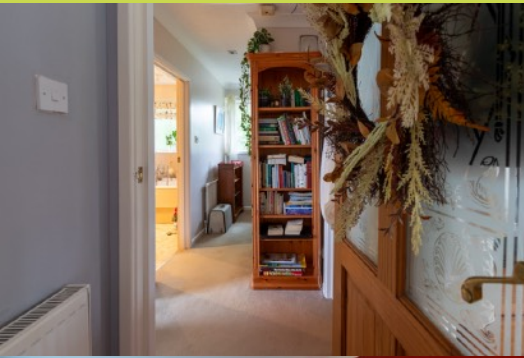
KITCHEN 9'10 x 9'4 (3.00m x 2.84m)

Double glazed window to the front, fitted with wall and base units, composite sink and drainer, integrated gas hob, splash back and cooker hood, separate electric double oven, space for fridge/freezer, plumbing for washing machine, radiator, breakfast bar, real wood flooring, combination boiler.

BEDROOM ONE 14'8 x 9'11 (4.47m x 3.02m)

This large spacious master bedroom with double glazed window to the rear, with views overlooking the playing fields. New carpet, Radiator, Feature papered wall and space for a fitted double wardrobe.

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BEDROOM TWO 9'3 x 11' (2.82m x 3.35m)

This spacious bedroom is currently used as a day bedroom, features double glazed Upvc window to the rear, radiator. Feature wall, coving and textured ceiling and space for a fitted double wardrobe. Spot lighting.

FAMILY BATHROOM 5'7" x 9'2" (1.70m x 2.80m)

A modern White suite comprising basin with chrome mixer tap set into wooden vanity unit, low level WC, bath with glass shower screen. Tiled walls, Quality reconstituted stone tiled flooring and spots light. Towel rail fixed to wall.

THE LOCATION DETAILS

Situated approximately 7 miles north of Cardiff city centre, access to the M4 is just over 3 miles away.

REAR GARDEN

The flat is ideal for a single person, couple or family. There are several areas to this larger than average garden for a maisonette. Immediately outside the front door is a path which leads to the garage and rear allocated garden which is predominantly laid with lawned grass area, perfect to enjoy those warm summer evenings in a mature garden that has been lovingly created by the present owners. The property is located directly backing onto the local playing fields and children's play area, so perfect for a sports enthusiast and young children to enjoy.

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

SCHOOL CATCHMENT

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

Tenure - 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.

Council Tax - Band D

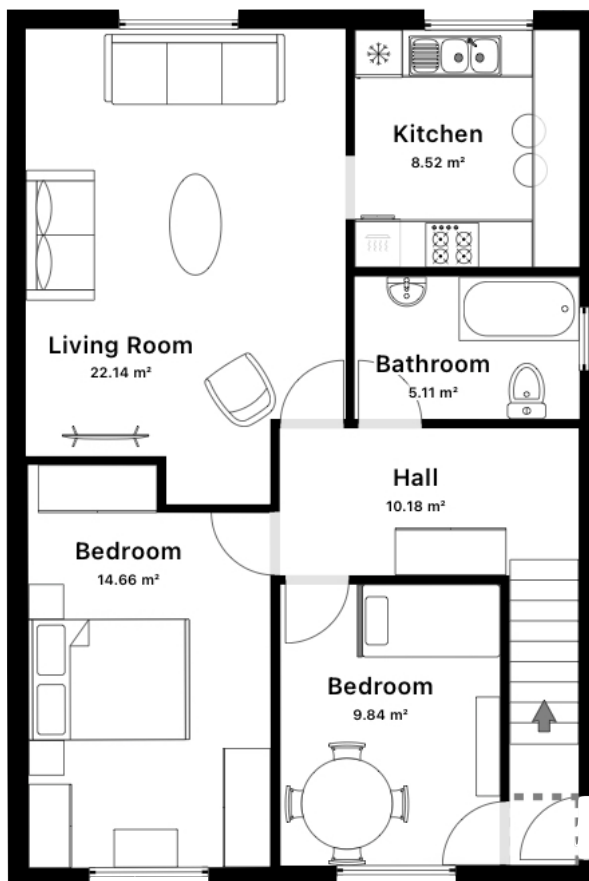
Energy Performance Certificate: D

VIEWING - Strictly by appointment with the agents.



Floorplan

Heol y Parc, Pentyrch, Cardiff, CF15 9NB



Room Dimensions

Living room	13'1 x 15'10 (3.99m x 4.83m)
Kitchen	9'10 x 9'4 (3.00m x 2.84m)
Bedroom 1	14'8 x 9'11 (4.47m x 3.02m)
Bedroom 2	9'3 x 11' (2.82m x 3.35m)
Family Bathroom	5'7" x 9'2" (1.70m x 2.80m)

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