

89 Ardwyn,

Pantmawr, Cardiff, CF14 7HE



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

£380,000



Semi-Detached House

3

1

1

4

# Property Description

Well presented three bedroom semi detached home in Pantmawr, Cardiff. The home offers ample space for a growing family with four reception rooms plus the kitchen all to the ground floor, and to the first floor you will find three bedrooms and family bathroom. Positioned on a larger than average plot with a stunning wrap around garden and ample off road parking via the block paved drive. Detached Garage can also be found with power sockets and lighting.

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1,108 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

Situated in the popular residential suburb of Pantmawr close to Rhiwbina Village and Whitchurch Village offering an abundance of local shopping facilities. There is a regular bus service into the City Centre also close at hand with road links to the A470 and M4 motorway a short drive from the house. Whitchurch Golf Club is also close by as well as numerous parks and recreational facilities. Well regarded Primary and Secondary schools are also within walking distance.

## ENTRANCE HALL

15' 4" x 7' 1" (4.69m x 2.16m)

Enter via Upvc double glazed front door into hallway. Papered walls and ceiling with a central light pendant finished with laminate flooring. Upvc double glazed window to side. Door leading to lounge, second reception room and kitchen. Staircase leading to first floor.

## LOUNGE

13' 10" x 12' 2" (4.24 into bay m x 3.73 into alcove m)

Wall papered walls with textured ceilings with a central light pendant finished with carpeted flooring. Central chimney breast with Feature fireplace and surround.

## SECOND RECEPTION ROOM

11' 7" x 11' 5" (3.55 into alcove m x 3.48 m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Central chimney breast with Feature fireplace and surround. Opening to dining room.

## DINING ROOM

10' 0" x 8' 11" (3.05m x 2.72 m)

Smooth walls and ceilings with wall lights finished with carpeted flooring. Upvc double glazed sliding patio doors into conservatory. Archway into kitchen. Upvc double glazed roof lantern provide additional sunlight.

## CONSERVATORY

9' 10" x 11' 0" (3.02m x 3.36 m)

Upvc double glazed surround with French doors leading to rear garden.

## KITCHEN

16' 0" x 7' 5" (4.90m x 2.28 m)

Fitted with a range of base and eye level units with laminate worktops over. Built in double oven, gas hob and cooker hood over. Inset 1.5 bowl stainless steel sink unit plus drainer. Space for washing machine and integral fridge/freezer and dishwasher. Tiled splash back with smooth ceilings, spot lighting and vinyl flooring. Upvc double glazed

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window to side x2. Combi boiler wall mounted with kitchen cabinet.

#### LANDING

Papered walls and ceilings with a central light pendant finished with carpeted flooring. Loft hatch provide access to loft space with pull down ladder. Upvc double glazed window to side. Doors leading to all first floor room.

#### BEDROOM ONE

12' 3" x 11' 5" (3.75 into alcove m x 3.48 m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Upvc double glazed window to front.

#### BEDROOM TWO

9' 10" x 11' 4" (3.02 to wardrobes m x 3.47 m)

Smooth walls, textured ceilings with a central light pendant finished with carpeted flooring. Built in wardrobes provide ample hanging space plus draws. Upvc double glazed window to rear.

#### BEDROOM THREE

7' 10" x 7' 0" (2.40 m x 2.15 m)

Smooth walls with textured ceilings, a central light pendant finished with carpeted flooring. Upvc double glazed window to front.

#### BATHROOM

Fitted with a traditional three piece suite comprising bath with shower over and fitted glass shower screen, WC and wash hand basin with under counter storage. Tiled walls and flooring with smooth ceilings and spot lighting. Upvc double glazed obscure window to side and rear.

#### OUTSIDE

Front - Block paved driveway to the front providing off road parking for a number of vehicles with steps leading to front door.

Rear - an enclosed landscapers garden can be found to the rear offering a paved patio area ideal for outside seating and dining with the remainder laid with stone chipping's. A range of raised beds offer a number of plants, trees and shrubbery plus a pond with fish and other wildlife.

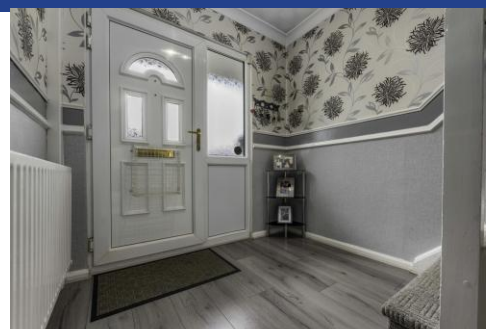
#### GARAGE

15' 0" x 8' 5" (4.59 m x 2.58 m)

Fitted with power sockets and lighting with a standard up and over garage door.



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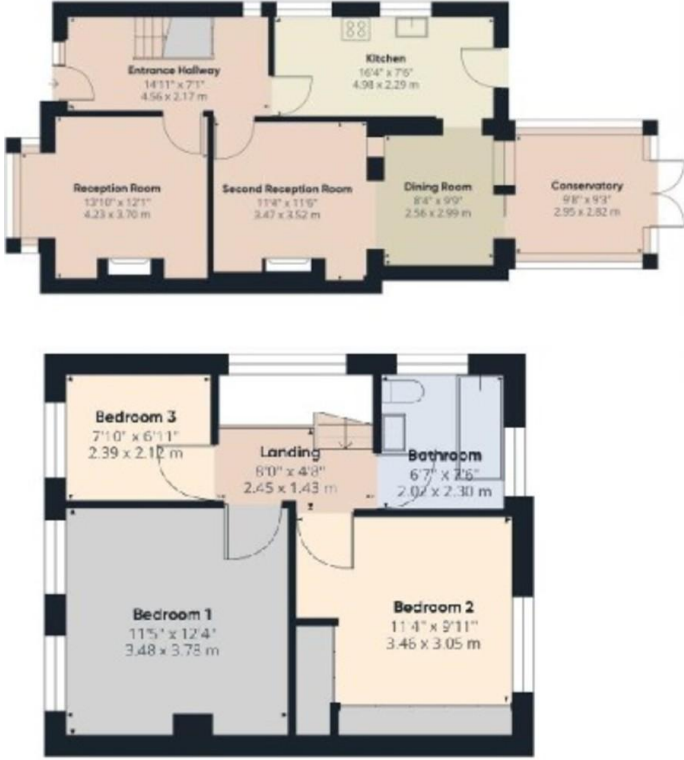




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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64 Merthyr Road, Whitchurch, Cardiff, CF14 1DJ



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