

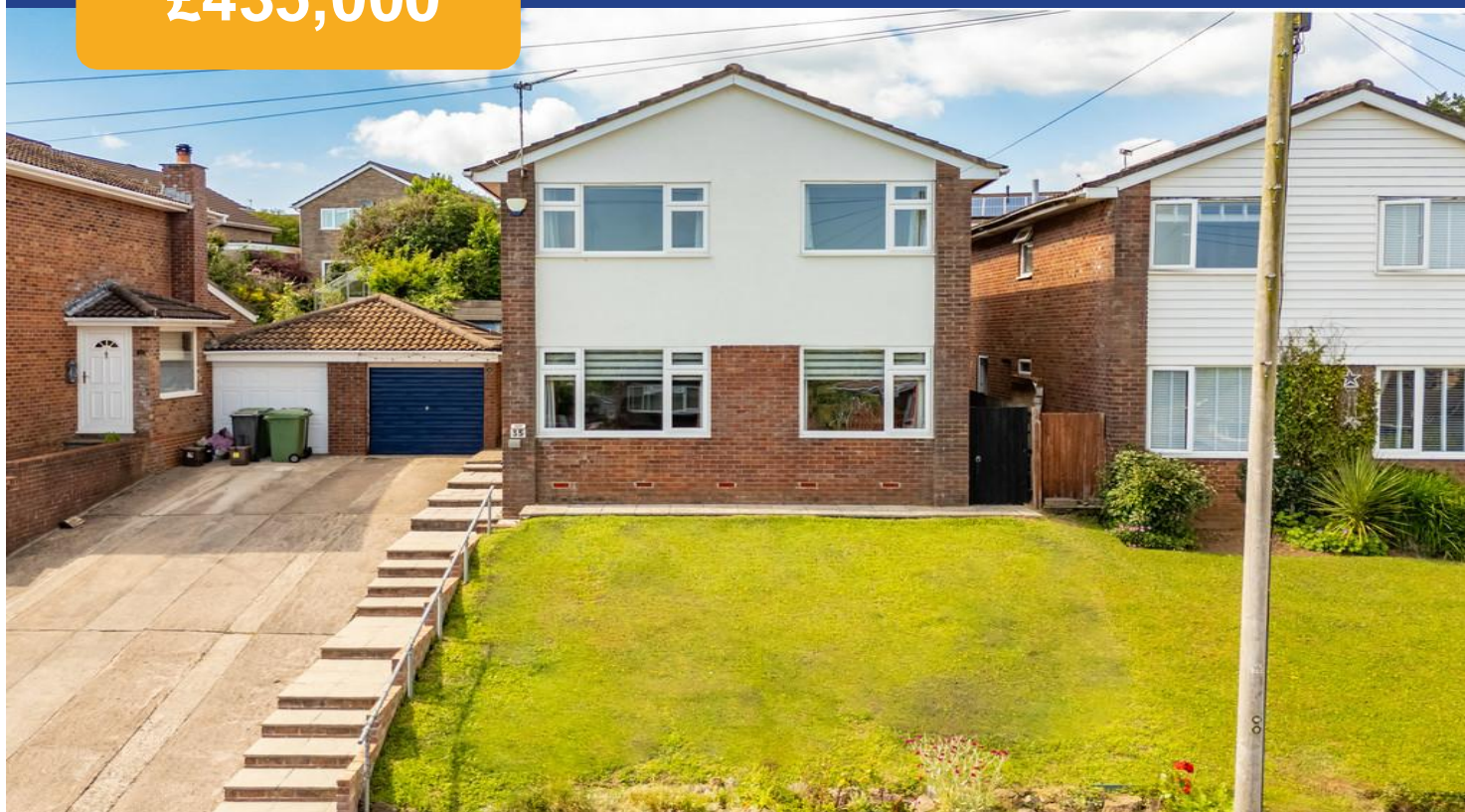
35 Bron Haul,  
Pentrych, , CF15 9TA



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£435,000**



Detached Property



# Property Description

**\*\* DETACHED FOUR BEDROOM FAMILY HOME \*\*  
GARAGE \*\* IDYLIC VIEWS \*\*** A beautifully presented, four bedroom, detached property in the sought after location of Pentyrch. Entrance hallway, spacious lounge, kitchen/dining room, WC. To the first floor are four double bedrooms and modern, family bathroom. Garage with utility room. Good sized rear garden, front garden and driveway for Three cars. Stunning views to front. EPC rating: C

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,013 sq.ft.

Viewing Arrangements  
Strictly by appointment

## LOCATION

The property is situated in the village of Pentyrch, approximately 7 miles north west of the capital City. The village is served by a group of local shops which includes a supermarket, post office, beauty salon and newsagents. There are two public houses and a surgery. The village of Creigiau is also near by with a supermarket, post office and public house. There are a wide range of local organisations and sporting activities including rugby, bowls, tennis and cricket. There are bridle paths and footpaths close by.

## ENTRANCE HALLWAY

12' 11" x 6' 3" (3.95m x 1.93m)  
Entered via a composite door with decorative, obscured glass panels and obscured glass window; a bright, airy hallway. Doors leading to kitchen, lounge and WC. Stairs leading to landing. Built in, under stairs storage cupboard.

## CLOAKROOM

5' 6" x 2' 11" (1.7m x 0.9m)  
A modern white suite, low level WC, wash hand basin with chrome mixer tap and vanity, tiled flooring, tiled splashback, obscured glass window to side.

## LOUNGE

18' 10" x 11' 10" (5.75m x 3.63m)  
A spacious, family lounge, two large uPVC windows with Mountain View's. Power sockets with USB ports. Two radiators.

## KITCHEN/DINER

18' 10" x 11' 9"(max) (5.75m x 3.6m)  
Appointed along three sides, a well presented, modern kitchen. Grey eye and low level cupboards beneath good quality laminate worktops, single bowl stainless steel sink with drainer and chrome mixer tap, integrated four ring gas hob and hood, integrated oven and microwave oven, space for fridge freezer, space for ample dining. Tiled splashbacks, wall mounted 'Ideal' combi boiler. Spotlights; radiator. Window to rear, sliding patio doors leading onto paved patio area.

## FIRST FLOOR

### LANDING

Doors to all bedrooms.

### BEDROOM ONE

12' 2" x 9' 11" (3.72m x 3.04m)  
A good sized original bedroom with window overlooking the well maintained rear garden. Built in wardrobe, space for additional wardrobes. Radiator.

### BEDROOM TWO

11' 11" x 9' 10" (3.64m x 3.00m)  
Aspect to front with beautiful countryside views, a second double bedroom. Built in sliding door, wooden, mirrored wardrobes. Aerial and electric point in fitted wardrobes. Radiator

### BEDROOM THREE

8' 6" x 8' 11" (2.60m x 2.73m)  
A third double bedroom with aspect to front. Radiator.

### BEDROOM FOUR

8' 11" x 8' 6" (2.73m x 2.61m)  
A fourth double bedroom with space for wardrobes. Radiator. Window to rear.

### FAMILY BATHROOM

9' 0" x 5' 7" (2.76m x 1.71m)  
A modern, immaculately presented, family bathroom. White suite, low level WC with wash hand basin and vanity unit, bath with chrome mixer tap and hand held shower head, separate shower cubicle with glass sliding door and chrome shower. Full wall tiling, tiled flooring, chrome towel rail, extractor fan, spotlights. Obscured glass window to rear.

### OUTSIDE

A good sized rear garden with large area laid to lawn, stone patio, BBQ terrace area. Steps leading to tiered plant beds with mature shrubs, greenhouse, shed. Awning ( Negotiable). Bordered with wooden fence. Gated access to both sides of the property. Outside tap. Outside power point.

### GARAGE

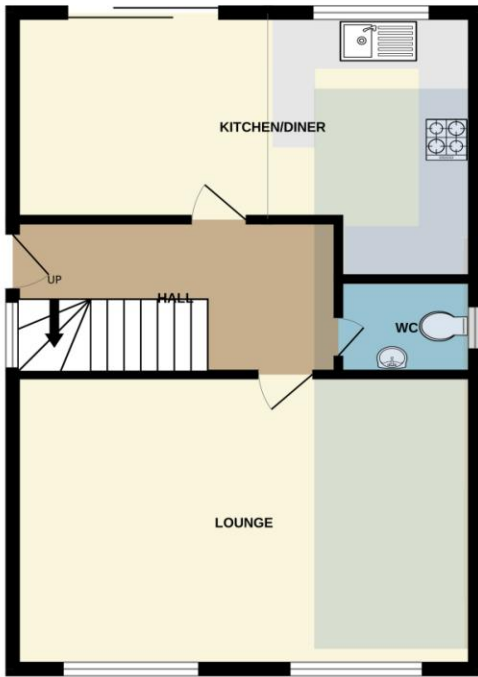
16' 5" x 8' 3" (5.01m x 2.53m)  
Single garage with up and over door. Garage extended. Power and Lighting. Built in storage with shutter doors. Door into utility room.

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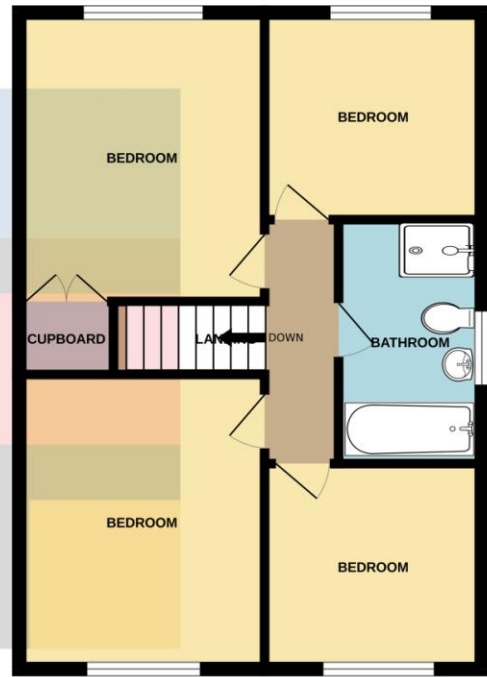


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GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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