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Penygarreg House, Pentyrch, Cardiff, CF15 9PP

RARE opportunity | Semi-Detached | VICTORIAN Cottage | 3 Bedrooms

Stunning views | Beautiful Farmhouse Kitchen | Lane Access | LARGE South Facing

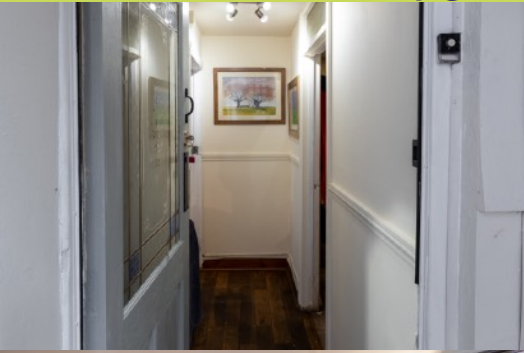
Rear Garden | SOUGHT AFTER Location | NEW COMBINATION BOILER | Great School Catchment

Viewing Highly Recommended | NO ONWARD CHAIN



Offers in the region of £450,000

Penygarreg Cottage, Pentyrch, CF15 9PP



This charming three double bedroom semi-detached cottage boasts a wealth of character and is filled with interesting period features. Set in rural surroundings with superb views that won't be beaten in the idyllic picturesque village of Pentyrch. This impressive home simply must be viewed to fully appreciate the overall space available and character offered. The original property dates back over 250 years, being a part of the original village.

The cottage comprises of a large lounge with wood burner set in exposed stone chimney breast, superb open plan kitchen/family room, dining room with office mezzanine above to the ground floor, plus three double bedrooms on the first floor with family bathroom. Gas central heating and part double glazed.



The cottage oozes character and has spectacular views of the countryside. To the outside of the property are beautiful gardens to both the front and rear with off road parking for at least three cars down a narrow lane. And to crown it off it also comes with an outdoor swimming pool.



The property is located in the original part of the Pentyrch village. The village of Pentyrch is approximately 7 miles north west of Cardiff and enjoys a pleasant rural outlook nestling into the lower slopes of Garth Mountain. Amenities include a local shop, butchers, pharmacist, two public houses, Church, doctors and a local small primary school. The village is also within the catchment area for well regarded secondary schools, namely Radyr Comprehensive School and Ysgol Plasmawr. A wide range of activities are available including rugby, bowls, tennis and cricket and riders and walkers have a network of bridle paths and footpaths on the doorstep. For the commuter, Pentyrch is only minutes from the M4 junction 32, Taffs Well train station is also under two miles away.

The accommodation comprises



Entrance hallway - Entered through a half glazed wooden door, down a couple of steps from the driveway, the hallway leads you to the utility and downstairs wc and directly into the heart of this period property...the kitchen,

Utility Room/Downstairs WC - Fitted with cream kitchen units, with large storage cupboards, one with space for the a fridge freezer, stainless steal sink over and more wall and base units with room for the washing machine and space for tumble dryer. The utility is also home to the low level push button w.c

Kitchen/Family room - A large open plan kitchen and living space which just ooze's the history of the property. This well thought out kitchen is fitted with a comprehensive range of units with complementing wooden work surfaces over, inset with a one and half bowl composite sink with mixer tap over.

Complemented with a stunning 5 ring gas range and extractor hood over, this



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kitchen has everything you want, loads of work space, integrated dishwasher and low level fridge. Tiled floor and tiled walls. Double-glazed window to rear and opening through to the living room. Spotlighting just simply finishes off this beautiful farmhouse kitchen. Linking the kitchen to the family zone is ample space for a generous sized sofa or dining table if you wished and original fireplace with wood burning stove in the heart of the room. As you pass by the doorway to the living room the family zone with exposed brick work and log burner, provide the perfect place to sit, relax enjoy a glass of wine or coffee with friends or loved ones, while the chef of the house prepares the evening meal.

The kitchen also leads to the dining room and the original stone staircase to the first floor.



Living room - A large spacious comfortable reception room with access through the patio doors, double-glazed windows to the rear, there would be no better place to relax in the evening in front of the TV. With television aerial point, central heating radiators, Wall lights. Solid wood flooring.

From the lounge doorway to Dining Room.



Dining Room - This large spacious room is perfect to entertain. With dual rear and front aspect this room is ideal for those special family occasions with solid wood flooring and wooden double glazed feature gable window to the front and wooden doors leading to the living room. This versatile room could be used as the dining room or playroom or anything the new owners would want it to be used for. With stairs leading to the mezzanine.

Mezzanine - Currently utilised as a fourth bedroom, this very useful space could be used as a study/home office or as it is currently used, as a bedroom. With built in storage. Reduced head height with the pitch of the roof.



The original stairs to the First Floor from the kitchen, lead to the landing, with fitted with carpet. The split level landing provides access to all 3 bedrooms and family bathroom.

Master Bedroom - A good size double bedroom fitted with plenty of room for all your storage needs and bedroom furniture. This bedrooms main feature has to be the amazing views down the valley through the Juliet balcony. Double-glazed patio doors overlook the rear and the exposed roof space with exposed ceiling beams, just add to the history of the dwelling. The doors allow the night sky to sparkle at night into your tranquil bedroom, with carpet flooring. Central pendant light fitting and wall lights. This is just the perfect spot to recharge your batteries for the next day.

Storage area above the landing and bathroom allows ample space for your storage needs.



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Bedroom Two - A good size double room with rear aspect with double-glazed window overlooking the rear. With space for all your storage needs and fitted carpet, perfect for any Childs bedroom or guest room.

Bedroom Three - A pleasant double room with fitted wardrobes into the eaves of the roof, provide ample storage. Space for a double bed located below the pitch of the roof, maximises the space in the bedroom. An ideal guest bedroom and or study. Fitted carpet. Double-glazed window overlooks the front.

Family Bathroom - A large modern stylish bathroom with double walk in shower with rain shower, pedestal sink, low level wc and fitted bath, with space for storage. Floor to ceiling mosaic tiled walls completes this spacious family bathroom with central light fitting, carpet flooring and extractor fan.



OUTSIDE

To the front A stone boundary wall encloses a gravelled forecourt large enough for several cars, forming the front garden with an established hedge to one side. A traditional 5-bar field gate secures the front.

To the rear. To the side of the cottage lies access to the rear of the cottage entered via a wooden gate . The REAR GARDEN has several areas to the garden leading to purpose built swimming pool.

This south facing enclosed sun trap of a garden with spectacular views over Cardiff and the Severn estuary beyond provides multiple areas for enjoyment for all. This larger than average plot has two terraced elements, but is effectively divided into three main areas.

A paved patio area directly outside the lounge patio doors providing the ideal location for summer barbecues & 'al fresco dining', as well as providing ample space for a relaxing soak in a hot tub after those long stressful days in work and is waiting for a new family to enjoy it.

At the rear in the lower level of the garden you'll find the mature garden which is predominantly laid with lawn, a decked area and mature shrubbery, plus the filtration system for the pool.

Finally the last area of the garden is the purpose built pool, which provides the perfect spot for all the family to enjoy the spectacular views down the valley, whilst relaxing on warm summer days.



Tenure - We have been advised that this property is Freehold although this should be verified by the purchasers.

Council Tax - Band F

Energy Performance Certificate: Awaiting new certificate.

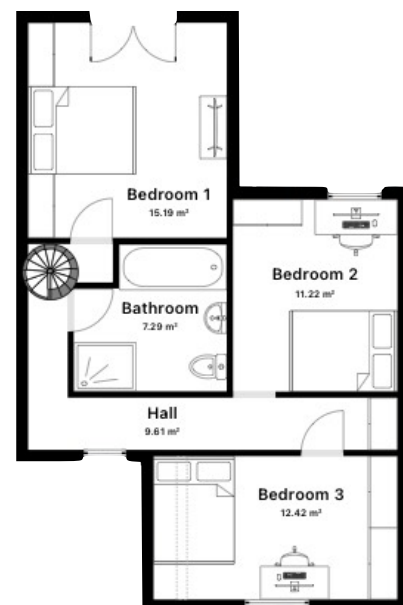
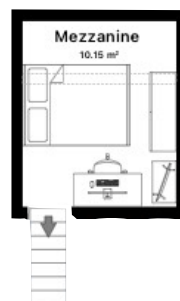
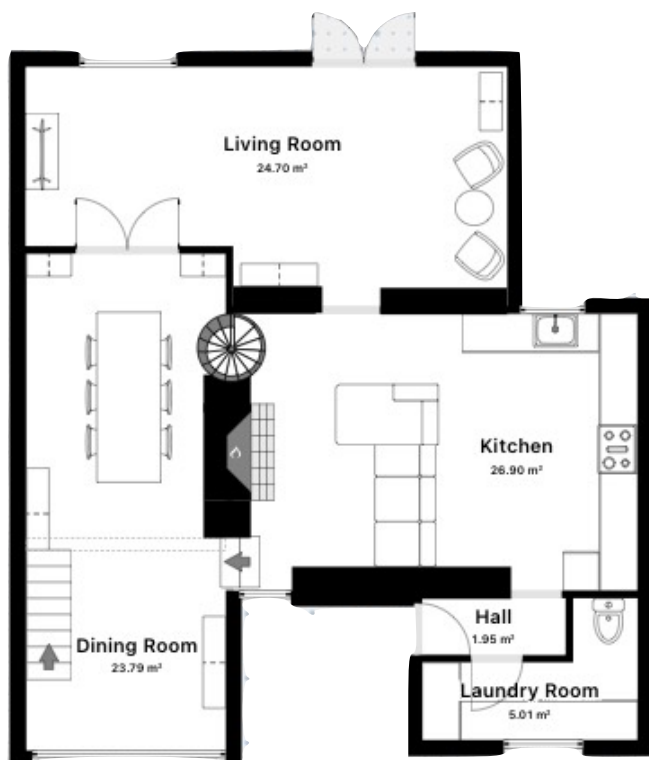
VIEWING - Strictly by appointment with the agents.



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Floorplan



Ground Floor

WC & Utility	(3.34m x 2.20m) 10'11" x 7'10" [max]
Kitchen/Family Room	(6.27m x 4.29m) 20'5" x 13'11"
Living Room	(7.49m x 3.71m) 24'6" x 12'2"
Dining Room	(7.70m x 3.09m) 10'1" x 25'3"

To the first Floor

Bedroom One	(4.05m x 3.75m) 13'3" x 12'3"
Bedroom Two	(3.62m x 3.10m) 11'10" x 10'2"
Bedroom Three	(4.6m x 2.7m) 18'8" x 10'1"
Bathroom	(2.77m x 2.89m) 9'1" x 9'5" [max]
Mezzanine	(2.90 x 3.50m) 9'6" x 11'5" into eaves

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