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Detached Family Home

Maes y Sarn, Pentyrch CF15 9QR

NO ONWARD CHAIN | Detached Family Home | 3 Bedrooms | Downstairs W.C.
Spacious Kitchen/Diner | Corner plot | Great School Catchment | Viewing Highly Recommended
Potential to extend further | Spacious Throughout



Offers in region of £425,000

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A Charming Three-Bedroom Detached Home in Pentyrch Village. Nestled in the desirable village of Pentyrch, this generous three-bedroom detached home offers an incredible opportunity for those seeking a spacious property with abundant potential. Offered with no onward chain, this home is set on a generous plot, providing endless possibilities for further development or customisation to suit your needs. The property also benefits from double glazed windows, off road parking and low maintenance front and rear gardens.

Accommodation Overview:

To the Ground Floor: The ground floor boasts a welcoming entrance hallway, a bright and airy lounge with dual aspect, a functional kitchen/dining room, a convenient utility room and a separate WC.

To the First Floor: Upstairs, you'll find three well-proportioned bedrooms and a family bathroom with four piece bathroom suite, perfect for a growing family or guests.

Outdoor Space: Enjoy the expansive front, side, and rear gardens, offering ample space for outdoor activities or future extensions.

Parking and Features: This home includes a driveway and a single garage for secure parking. Additionally, it benefits from gas central heating, ensuring comfort throughout the year.

With its peaceful village location, spacious layout, and significant potential for personalisation, this property is perfect for those looking to create their dream home in a charming community setting.

LOCATION: Situated in the sought after village of Pentyrch which has a small parade of shops, a local primary school, plus social and recreational facilities including rugby and cricket clubs. Easy access to local countryside walks. The property also benefits from excellent transport links with easy access to the M4 and A470, plus a regular train service from nearby Taffs Well. The property is also within the Radyr Comprehensive catchment area.

EPC: E

This house **MUST BE VIEWED** and is ready for a new family.

Accommodation comprises.

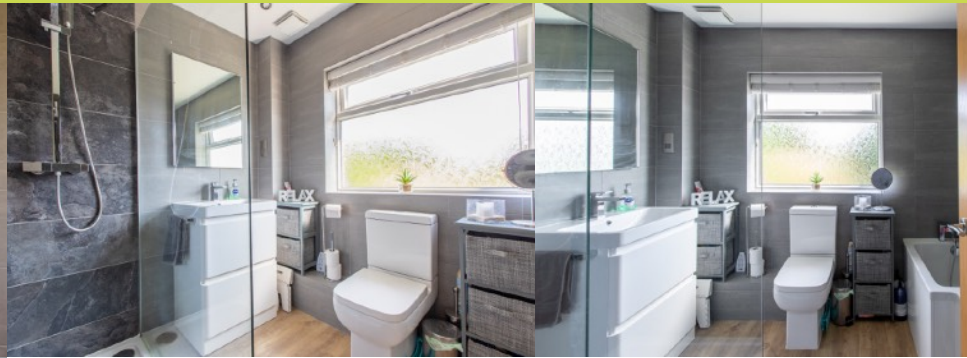
APPROACH: This property is situated on a corner plot, providing additional space and a wider view of the surroundings. The surrounding Gardens are well-maintained garden with a variety of flowers, shrubs, and perhaps a small lawn area. A pathway leads to the front door.

DRIVEWAY: A paved driveway starting from the street and curving gently towards the front door, allowing for vehicle access and additional parking space.

ENTRANCE: The front door, positioned prominently and accessible from both the driveway and the front garden pathway, sheltered by a small porch or overhang.

HALLWAY: Entered via uPVC double glazed front door into hallway. Doors to lounge, Kitchen/dining room, and WC. Stairs to first floor. Radiator.

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LOUNGE: An impressive dual aspect lounge room to include pleasant views to two aspects through uPVC double glazed windows to side and front. This generously proportioned reception room offers the ideal environment to relax during the evenings. Complete with telephone and TV points, a modern radiator and cream carpet flooring.

KITCHEN/DINING ROOM: Entered via A QUALITY wooden doors from the hall, the kitchen/diner is stunningly fitted with quality wall and base units with ample storage, drawers and worktop over, double Stainless steel sink, integral dishwasher, and fridge freezer, tiled flooring providing the ideal environment for producing those perfect family meals. Gas Hob and electric oven, overhead cooker hood.

The breakfast bar divides the space between the kitchen and the dining room, ideally for those casual family meals and quick bites in the morning.

The dining area with patio doors to the rear garden is ideal for those special family occasions with wooden laminate flooring and uPVC double glazed French doors to the rear garden allowing you to invite the outside in on this warm summer evenings.

Door leads to the...

UTILITY ROOM: Wall and Base units and stainless steel sink. Space for washing machine and tumble dryer. Low level gas central heating boiler. uPVC double glazed window to rear plus external door to side.

WC: Fitted with a low level WC and wash hand basin. uPVC double glazed window to front.

LANDING: uPVC double glazed window to side. Half galleried landing with doors to three double bedrooms and the family bathroom. Loft access.

MASTER BEDROOM: A spacious master bedroom comprising uPVC double glazed window to front with lovely outlook, two inset double fitted wardrobes to one wall, radiator. This bedroom provides the ideal environment to relax and provide the perfect nights sleep. With space for a double wardrobe and two chest of draws.

BEDROOM 2: Double bedroom, window to rear, with pendant lighting. With inset double wardrobe, (currently used as a single boys bedroom).

BEDROOM 3: Another bedroom, window to front. An ideal guest bedroom or Childs nursery. Currently used as a dressing room.

FAMILY BATHROOM: A well-proportioned stylish four piece family bathroom with fully tiled walls, real tiled flooring, panelled bathtub, walk in shower, low level toilet and hand wash basin, obscure uPVC double glazed window to the rear, and wall mounted radiator.

OUTSIDE

REAR GARDEN: An excellent size level rear garden awaits you. Immediately outside the patio doors is a paved patio and lawned grass area, perfect for children to enjoy warm summer evenings with a mature garden that has been

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lovingly created by the present owners, Towards the rear of the garden lies a space for a child trampoline. The patio area provides the ideal space for Summer bbq's and al fresco dining. Gate leading to the front garden.

SIDE GARDEN: A more private space, possibly with a mix of trees, hedges, or ornamental plants. This area could have a seating nook or a small patio, ideal for relaxation or outdoor dining.

GARAGE A single up and over garage door. Light and power. Pedestrian door to rear.

VIEWING - Strictly by appointment with the agents.

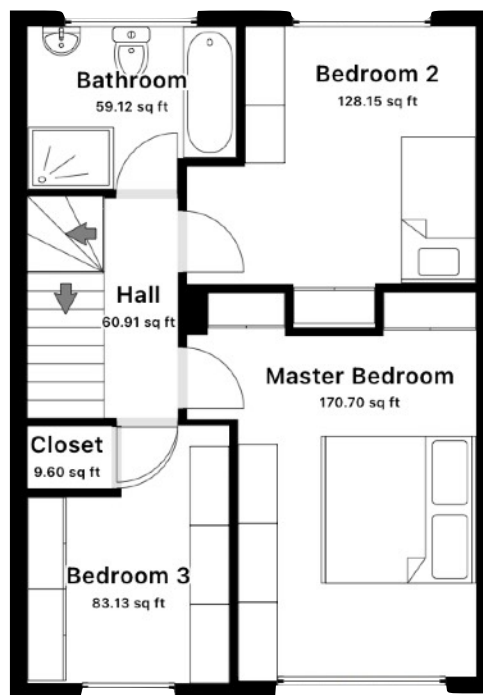
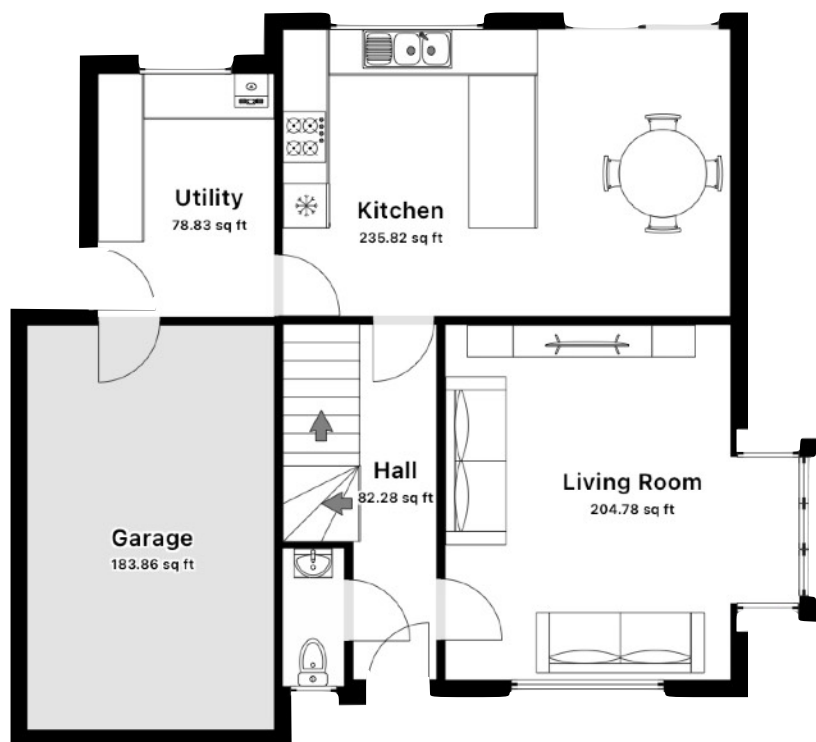
SCHOOL CATCHMENT

Primary Schools - Pentyrch Primary (English) Creigiau Primary (Welsh)

Secondary Schools - Radyr Comprehensive (English) Ysgol Plasmawr (Welsh)

Council Tax Band E

Floor plan -



Ground Floor

Lounge	15'2" x 15'3"	4.63m x 4.64m
Kitchen/Diner	19'2" x 12'3"	5.85m x 3.75m
Hall	6'7" x 15'3"	2.01m x 4.64m
Downstairs WC	2'7" x 5'11"	0.80m x 1.80m
Utility	7'7" x 10'5"	2.30m x 3.18m

First Floor

Master Bedroom	12'5" x 16'6"	3.78 x 5.03m
Bedroom Two	12'5" x 12'11"	3.78m x 3.93m
Bedroom Three	8' 8" x 11'1"	2.63m x 3.37m
Family Bathroom	8'11" x 7'0"	2.72m x 2.13m

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