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# TO LET Mountain Road, Pentyrch, CF15 9QP

Ground Floor I Two Bedrooms I Off Road Parking I Popular Location I Front and Rear Gardens I Village Location I Fully fitted kitchen I Gas central heating I Great School Catchment Viewing HIGHLY recommended



# Mountain Road, Pentyrch, CF15 9QP

An UNFURNISHED home located in the popular village of Pentyrch. This beautiful ground floor maisonette with a good size garden and designated off road parking is immaculate throughout. Perfect location for those who would love to be surrounded by countryside. Offering easy access to the M4 & A470 and within easy reach of all local shops and amenities. Within the catchment of well regarded primary and secondary schools in both Welsh and English.

The accommodation comprises: Private entrance into spacious hallway with feature parquet flooring, a huge 17ft lounge with space for a dining table, a newly fitted modern kitchen, good sized fitted bathroom, Master bedroom is of a good size and includes fitted wardrobes with the added benefit of drawers internally plus a second bedroom, again with great sized fitted wardrobes.

The property further benefits from double glazing and gas central heating via combi-boiler and private enclosed rear garden with side access.

# **The Accommodation comprises**

#### **Entrance**

Via UPVC door enclosed. Painted walls, coving, textured ceiling. Single radiator panel with Thematic Radiator Value, heating thermostat. Doors leading to Bathroom, Bedrooms Kitchen and Lounge. Radiator panel with Thermostatic Valves.

Lounge - 11'7" x 17'5" (3.53 x 5.31 m)

Double glazed window overlooking the front aspect with superb views. Telephone and TV points. Radiator. Neutrally decorated throughout with painted walls coved ceiling, and carpet flooring.

# Kitchen - 9'6" x 8'6" (2.91 x 2.60 m)

With a wide range of modern and stylish white eye level and base units with space for all the white goods. Integrated dish washer electric oven and 4 ring gas hob amplifies the quality of this newly fitted kitchen. uPVC double glazed window to side aspect and space for a fridge freezer. Tiled floor and tiled splash backs.









Master Bedroom - 8'5" x 11'3" (2.57 x 3.43 m) Painted walls, coving, textured ceiling. Double glazed uPVC window to front. Single radiator

#### Bedroom Two - 1.98 x 2.62 metres

Painted walls, coving, textured ceiling. Double glazed uPVC window to front. Single radiator panel with Thermostatic Radiator Valves.

# **Family Bathroom**

White suite comprising basin with chrome mixer tap set into white vanity unit, low level WC, P-shaped bath with chrome mixer tap and shower over. Tiled walls, textured ceiling. Double glazed uPVC window to side. Single radiator panel with Thermostatic Radiator Valves.

#### Rear Garden

The flat is ideal for a single person, couple or family. There are several areas this larger than average garden for a maisonette. Immediately outside the rear door is a patio and lawned grass area, perfect for children to enjoy those warm summer evenings with a mature garden that has been lovingly created by the present owners. The patio area provides the ideal space for Summer bbg's and al fresco dining. This south facing garden with storage shed is a great addition to this marionette.

# Council Tax Band: C

SCHOOL CATCHMENT Primary School -Secondary School -Welsh Primary School -

Pentyrch Primary Radyr Comprehensive Creigiau Primary Welsh Secondary School - Ysgol Gyfun Gymraeg **Plasmawr** 

# THE LOCATION DETAILS:

Take the A4054/B4262 exit towards Taff's Well At the roundabout, take the 1st exit onto B4262 At the roundabout, take the 3rd exit onto Main Rd Continue straight onto Heol Goch Turn right onto Heol Y Pentre Turn right onto Mountain Rd Destination will be on the right Arrive: Mountain Rd, Pentyrch, Cardiff CF15 9QP

Sorry, no DSS, indoor smokers or large pets in this property.

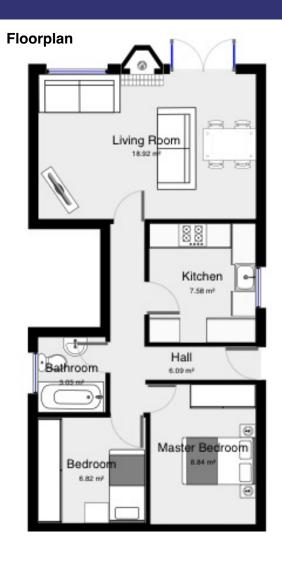








# Mountain Road, Pentyrch, CF15 9QP



## **Room Dimensions**

## **Entrance Hallway**

Lounge 11'7" x 17'5" (3.53 x 5.31 m)

Kitchen 9'6" x 8'6" (2.91 x 2.60 m)

Master Bedroom 8'5" x 11'3" (2.57 x 3.43 m)

Bedroom Two 8'5" x 8'8" (2.64 x 2.60 m)

Family Bathroom 6'0" x5'5" (1.84 x 1.66 m)

# **Energy Performance Certificate**



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