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NEW



TO LET

Mountain Road, Pentyrch, CF15 9QP

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



£950 per Calendar Month - Unfurnished

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 covered 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 bbq'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 -	Pentyrch Primary
Secondary School -	Radyr Comprehensive
Welsh Primary School -	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

Floorplan



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" x 5'5" (1.84 x 1.66 m)

Energy Performance Certificate



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