



THE OAKS

PENTYRCH

A development of six luxury detached homes



Lying on the outskirts of Cardiff is the picturesque village of Pentyrch and a luxury development of six properties... **The Oaks.**

Perfectly located for all your family's needs

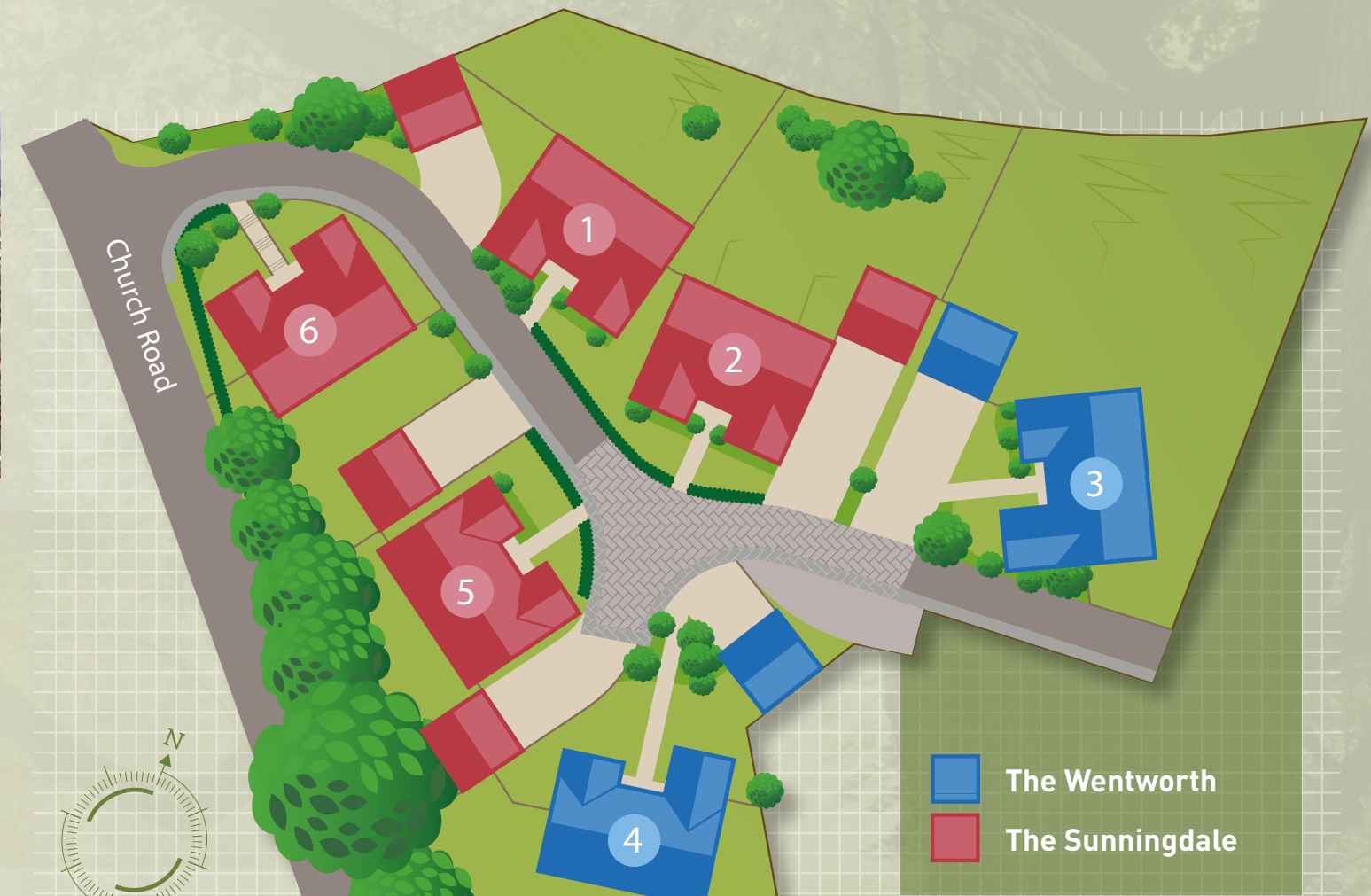
Set around a cul-de-sac, these six large properties all boast spacious grounds, double garages and open-plan living at the heart of each home. The ground floor highlight of the Wentworth is an open-plan kitchen/family room/dining room with bi-fold doors opening out onto the rear garden with a separate lounge, dining room and study. The Sunningdale also comprises of an open



plan kitchen/family room/dining room with bi-fold doors opening into the rear garden and a separate lounge, dining room/study and utility room. Both first floors house a grand master bedroom suite with walk through dressing room and en-suite shower room, a second bedroom featuring an en-suite shower room along with a further three double bedrooms and family bathroom.

The Oaks is a 10 minute walk from the centre of Pentyrch where you will find a range of local shops including two convenience stores, a beauticians and doctors surgery. There are also two pubs, The Lewis Arms and

The Kings Arms, making this close-knit community the perfect location to live with all the benefits of the countryside but still within easy reach of the capital city. Venturing outside of Pentyrch, there are plenty of things to see and do around Cardiff, whether you're looking for outdoor activities, shopping or eating out. Attractions close to The Oaks that offer fun for all the family include Castell Coch, a 19th century castle, Roath boating lake and park and St Fagans National History Museum. For those with families the area is well served for education with a primary school within the village and Radyr Comprehensive School only 10 minutes away.



The Oaks Specification

Our new luxury development, The Oaks, Pentyrch, is set within a mature and highly regarded residential area of immense charm and character. Features include:

- Full gas central heating is provided with a high quality energy efficient wall mounted boiler.
- Underfloor heating is fitted as standard on the ground floor whilst first floor heating is provided by wall mounted radiators.
- Smoke detectors are fitted as standard to every property and all are connected to the mains supply and have provision for battery back up in the event of power failure. All properties will include a burglar alarm.

Exterior Features

The exterior elevations of these premium homes are a combination of brick render and stone with decorative feature boarding and hung tile features. The exterior features of the homes are to include sealed double glazed uPVC windows in grey finish externally and white finish internally. Sliding terraced doors will be fitted as shown on individual housetype designs. Traditional front doors enhance these premium homes, GRP finished in medium oak externally and white internally with patterned glass. The rear door is finished in white internally and grey externally. An external light is fitted at the front entrance and a bulkhead style

light fitting adjacent to the rear door of each property. Outside taps are fitted as standard. Garage doors are finished in light oak and are fitted with remote control operation. Each garage will have power and light connected. Drives will be pavior blocked in keeping with the development scheme and paths will be riven faced flags. High quality turf and landscaping will be included to front gardens. 1.8m fencing will be included and will be shown on individual house plans. The road surface will be a combination of paved block and tarmac.

Interior Features

All interior walls are finished with off-white paint finishes, ceilings are flat skimmed and finished in white with coving to all rooms excluding bathrooms. Hardwood panelled interior doors are prefinished to match the staircase. Internal door ironmongery are finished with polished or chrome effect. Attractive and deep skirting boards are also presented with a white satin finish. The formal lounge is enhanced by a gas living flame sealed fire. All of the homes come fitted with high quality wardrobes to Master Bedroom and bedroom 2. Those master bedrooms which are designed with 'walk in' wardrobes will have hanging rails and shelving fitted as standard. With home entertainment, communications and connectivity

now key to modern life, TV and network points are fitted as standard in the lounge, study, family area and master bedroom with wiring for satellite TV to lounge and family area from the roof space. Phone points are fitted to the lounge, hall, study, family area and master bedroom.

Kitchen

A comprehensive choice of silestone or granite work surfaces and upstands along with high quality ceramic floor tiles offers you the opportunity to create a beautiful kitchen which is designed and fitted by Sigma3 and extends into an open plan family area. NEFF appliances are fitted as standard and comprise of two single ovens, an induction hob, fitted microwave, wine cooler, coffee machine, integrated fridge freezer and dishwasher. An extractor unit is also included. Within the utility room a washing machine and tumble dryer is fitted as standard. Kitchen and utility sinks are under mounted with mono block taps. Plinth LED lighting is provided to the underside of kitchen base cabinets.

Bathrooms

All bathrooms and en-suites are presented with full height wall tiling and floor tiling as standard with customer choices available from our range of Porcelanosa tiles. The master en-suite boasts a showering wet area, glass screen, thermostatic shower and twin sinks. White sanitaryware is provided throughout with polished chrome monobloc taps.



Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at Michael Graham Young Estate Agents - Radyr Branch. Customers must check their individual specifications prior to making a reservation. Please see consultant for further details.



How to find us...

From the East

Exit the M4 at J32 and immediately join the A470 towards Merthyr Tydfil. Take the first exit signposted towards Taff's Well and Radyr. At the roundabout take the first left and then take the third exit on the roundabout onto Main Road which merges into Heol Goch. When reaching the end of the road turn left onto Heol Y Pentre and after one mile The Oaks is on the left.

From the West

Exit the M4 at J34 and take the first left on the roundabout towards Llantrisant. At the traffic lights take the first right onto the A4119 towards Groes Faen. After two miles turn left

and then immediately right towards Pentyrch. After one mile turn right onto Penuel Road and then right again onto Church Road. Continue for one mile and The Oaks is on the left.

From the City Centre

Leaving the city centre head North onto Cathedral Road, and turn right onto the A4119. Continue along this road past the dual carriageway and over five mini roundabouts. After driving under a bridge turn right towards Pentyrch and continue straight ahead over the roundabout and after one mile The Oaks is on the right.

Postcode: CF15 9QF



Please call our Radyr office:
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