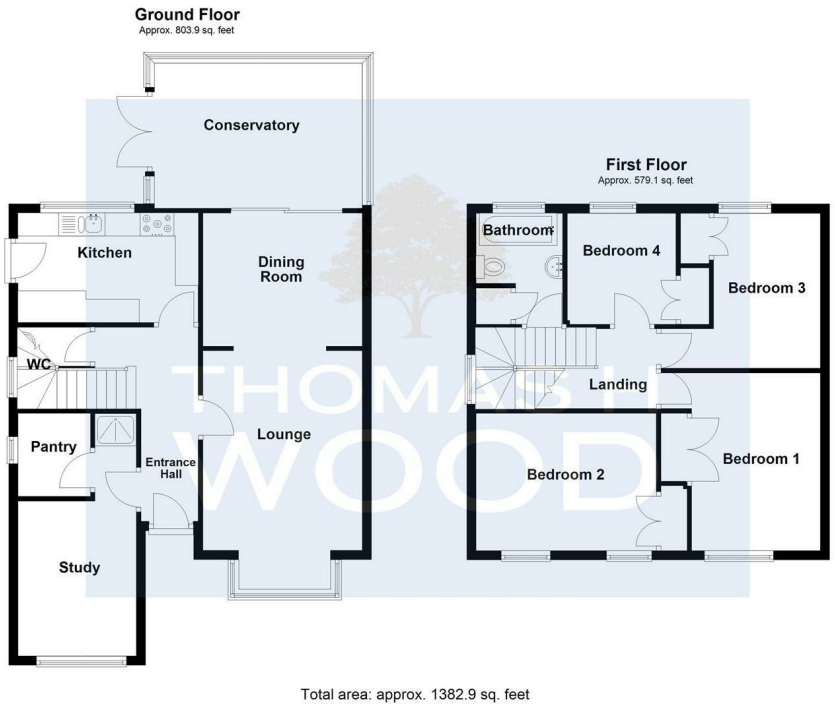
Maes Y Sarn,
Pentyrch, Cardiff,
CF15 9QR

THOMAS H WOOD

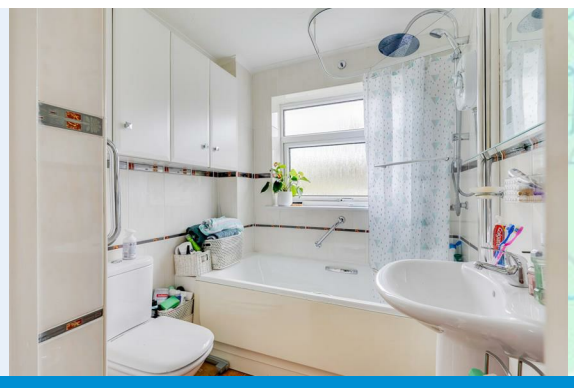
Asking Price
£515,000

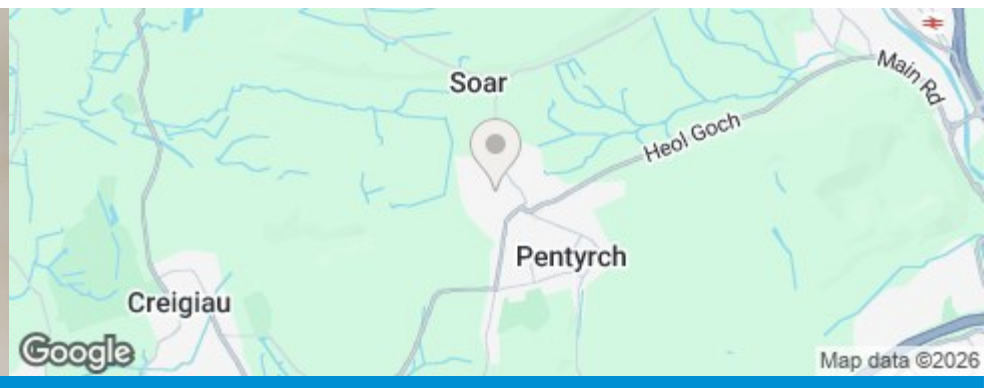
thomashwood.com

To book a viewing call 02920 626252



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





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CONTACT

sales@thomashwood.com
02920 626 252
thomashwood.com

WHITCHURCH BRANCH

14 Park Road,
Whitchurch
CF14 7BQ

RADYR BRANCH

5 Station Road,
Radyr, Cardiff
CF15 8AA

Occupying a generous plot within the highly regarded village of Pentyrch. This much-loved four-bedroom detached family home has been carefully maintained and thoughtfully extended during our vendors 35 years of proud ownership.

The property offers a well-balanced ground floor accommodation, ideal for both everyday family living and entertaining. The addition of the sunroom provides a bright and versatile reception area, that overlooks the garden and the former garage has been converted to provide a practical home office complete with shower facilities. This versatile space presents clear potential to form a ground floor bedroom with en-suite, ideal for multi-generational living or future-proofing the accommodation (subject to any necessary consents).

Positioned within walking distance of Pentyrch village, residents benefit from a strong sense of community, access to the highly regarded schools and beautiful semi-rural walks, all while remaining conveniently placed for Cardiff and surrounding areas. This is a rare opportunity to secure an established detached home in a sought-after village setting, offering space, flexibility and future potential in equal measure. Viewings are highly recommended.

ACCOMMODATION

ENTRANCE HALLWAY
A welcoming entrance hallway with laminate flooring, papered walls, textured ceiling with coving, radiator and staircase to first floor with access to principal reception rooms.

LOUNGE
11'2" x 16'9" (into bay)
Overlooking the front aspect, a generous principal reception room with carpeted flooring, papered walls with dado rail, textured ceiling with coving, bay window with fitted blind, feature gas fire with surround and radiator.

DINING ROOM
11'3" x 9'5"
A well-proportioned dining space with carpeted flooring, papered walls with dado rail, textured ceiling with coving and tri-folding doors opening into the sunroom.

SUNROOM
14'7" x 10'1"
A bright and spacious additional reception room with carpeted flooring, smooth ceiling with spotlights and glazed roof panels, UPVC windows with fitted blinds and UPVC doors opening onto the rear patio and garden.

Features

- FOUR-BEDROOM DETACHED FAMILY HOME
- CHERISHED OWNERSHIP FOR OVER 35 YEARS
- EXTENDED TO THE REAR
- GARAGE CONVERSION WITH EN-SUITE SHOWER FACILITIES
- GENEROUS AND ESTABLISHED PLOT
- AMPLE OFF-ROAD PARKING
- WALKING DISTANCE TO PENTYRCH VILLAGE
- WALKING DISTANCE TO TRANSPORT LINKS
- VIEWINGS HIGHLY RECOMMENDED

KITCHEN
13'3" x 8'7"
Fitted with quartz overlay work surfaces, a range of wall and base units, space for range cooker, integrated dishwasher and washing machine, cupboard housing modern Worcester boiler and UPVC window and door to rear garden.

HOME OFFICE (FORMER GARAGE)
7'11" x 11'2"
A versatile converted space currently used as a home office, with laminate flooring, papered walls, smooth ceiling with spotlights, UPVC window to front and radiator. A fully tiled shower cubicle with electric shower, offering excellent potential for ground floor bedroom use.

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UTILITY
4'11" x 5'10"
With tiled flooring, painted walls, smooth ceiling and UPVC window to side aspect. Work surfaces and wall mounted cupboards, plus space for washing machine and tumble dryer.

WC
5'1" x 4'9"
A fully tiled suite with low-level WC, vanity wash hand basin and UPVC window to the side.

FIRST FLOOR

LANDING
Via carpeted staircase with doors to all rooms and loft hatch with pull-down ladder.

BEDROOM ONE
9'11" x 12'8"
Overlooking the front aspect with carpeted flooring, papered walls, textured ceiling with coving, modern fitted wardrobes, plus original integrated wardrobe and radiator.

BEDROOM TWO
12'1" x 9'7"
A generous second bedroom overlooking the front aspect with carpeted flooring, papered walls, textured ceiling with coving, integrated wardrobe and radiator.

BEDROOM THREE
11'2" x 11'1" (max)
Overlooking the rear aspect with carpeted flooring, papered walls, textured ceiling with coving, integrated wardrobe and radiator.

BEDROOM FOUR
7'10" x 7'11"
Overlooking the rear aspect, ideal as nursery, study or dressing room, with carpeted flooring, papered walls, textured ceiling with coving and integrated wardrobe.

FAMILY BATHROOM
6'1" x 7'10"
A fully tiled three-piece suite, with low-level WC, pedestal wash hand basin and panelled bath with electric shower over. Chrome towel radiator, cupboard housing hot water cylinder and UPVC window to rear.

OUTSIDE

FRONT
Imprinted concrete driveway providing off-road parking, lawned area with mature planting and gated access to rear garden.

REAR
A mature and well-maintained rear garden arranged over two levels with generous lawn, paved patio seating area, greenhouse and timber shed, established borders and fencing creating a pleasant and private outdoor setting.

TENURE
This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

COUNCIL TAX
Band F

Information

- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 1382.90 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C

4 BEDROOMS

1 BATHROOMS

2 RECEPTION ROOMS

ENERGY RATING: C