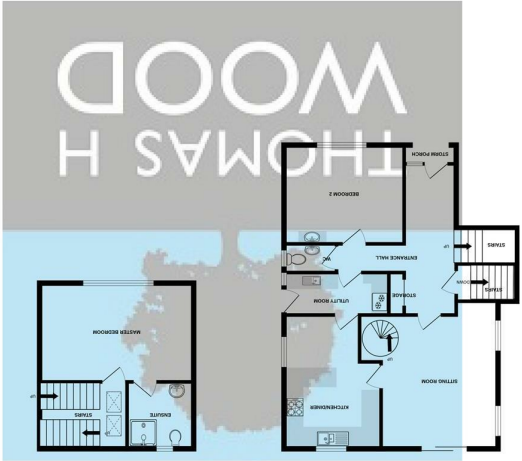
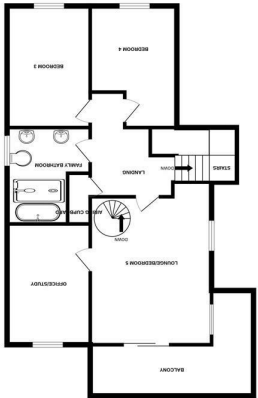


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and no responsibility is taken for any errors or omissions. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



LANDING FLOOR: 10.5 sqm (113 sq ft) approx.
KITCHEN FLOOR: 10.5 sqm (113 sq ft) approx.
TOTAL FLOOR AREA: 210.5 sqm (2265 sq ft) approx.



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Guide Price
£725,000

Pen Y Waun,
Pentyrch, Cardiff,
CF15 9SJ

Lindisfarne is an exceptional five-bedroom detached residence, occupying a prime cul-de-sac position in the sought-after village of Penttyrch. Set on a generous, elevated plot, the property enjoys a superb south-facing garden and stunning, far-reaching views across the surrounding countryside.

Constructed by the current owners in 1989, this architect-designed family home has been meticulously maintained and significantly upgraded in recent years. Recent works include new windows and doors, soffits and fascia boards, upgraded bathrooms and a beautifully refitted Sigma 3 kitchen. Further enhancements include an insulated remote-controlled electric garage door, solar panel installation in 2011, with an excellent 25-year tariff that generates over £3000 tax-free per annum, remote-control Velux windows with integrated sensors and a range of smart-home automation features, including Alexa-controlled blinds.

Immaculately presented throughout, the home offers over 2,300 sq. ft. (approx. 215 sq. m) of versatile accommodation arranged across three levels, ideally suited to modern family living with flexible options for home working, multi-generational arrangements, or guest use. Externally, the south-facing garden provides the perfect setting for relaxation or entertaining, complemented by ample parking and an integrated double garage.

This is a rare opportunity to acquire a truly unique and upgraded home. The current owners have enjoyed living at Lindisfarne for over 36 years—a testament to the quality and comfort it offers.



ACCOMMODATION

ENTRANCE HALLWAY
Entered via UPVC front door into a welcoming hallway with doors to all principal rooms, cloakroom, and carpeted staircase to the first floor. Hall cupboard holds solar meter.

LOUNGE
12'0" x 18'11"
A spacious rear-aspect reception room overlooking the garden. Features include Alexa-automated blinds with wall-mounted remote control, carpeted flooring, painted walls, textured ceiling with coving, UPVC patio doors to rear, and spiral staircase leading to the family room.

GROUND FLOOR BEDROOM
13'9" x 11'5"
A front-aspect double bedroom, ideal as a guest suite or additional reception space. Carpeted floor, painted walls, textured ceiling with coving, vanity wash basin, and UPVC window.

KITCHEN & BREAKFAST ROOM
12'2" x 17'0"
An exceptional Sigma 3 kitchen (installed 2022) with quartz worktops and high-specification appliances, including Neff 'Hide & Slide' WiFi oven, Neff combination microwave oven, Neff induction hob, extractor vented externally, Quooker hot-water tap, and waste disposal unit. Further features include Alexa-controlled blinds with wall-mounted remote control, dimmable lights, USB charging points, deep pan drawers, soft-close fittings, a 'magic corner' storage system, and multiple cupboard and larder options. UPVC windows to side and rear aspects.



Features

- Exceptional five-bedroom detached family home
- Unique cul-de-sac position on a generous elevated plot
- Bespoke Sigma 3 kitchen with quartz worktops
- Extensive upgrade and improvements throughout
- Master suite with en-suite shower room
- Double garage with internal access and remote-control door (installed July 2022)
- Superb south-facing rear garden with panoramic countryside views

UTILITY ROOM
5'2" x 10'0"
Practical utility space with full-height integrated freezer, stainless-steel sink, wall and base units, pantry-style cupboard with internal power sockets, USB charging points, and dimmable spotlights. Space and plumbing for a washing machine and tumble dryer. UPVC door and window to side.

WC
3'3" x 6'9"
Fitted with low-level WC, vanity wash basin, colour-changing ambient lighting, vertical radiator, and UPVC window to side.

FIRST FLOOR



MASTER BEDROOM
14'9" x 11'6"
A generous principal bedroom with fitted wardrobes, double electric blinds (blackout and translucent), dimmable lighting, and USB charging points.

EN-SUITE
6'10" x 7'9"
Modern suite with WC incorporating bidet, vanity wash basin with storage, large double waterfall shower, fitted mirrored cabinet with motion-sensitive lighting with power outlet, chrome towel radiator, and UPVC window to rear.

LANDING/S
Carpeted staircase leads to the mid and upper floor, with remote-controlled Velux windows with rain sensors, that provide lots of natural light. Airing cupboard to upper floor with fitted shelving, inverter and loft access with ladder.

UPPER FLOOR

FAMILY ROOM/ BEDROOM FIVE
14'9" x 16'11"
An impressive elevated reception space with panoramic countryside views. UPVC side windows, sliding doors to balcony, and carpeted flooring. This would also make an excellent bedroom with the view of converting the office/study into a dressing room with ensuite.

OFFICE/STUDY
9'7" x 14'10"
A versatile space suitable for home office, playroom, or conversion to dressing room with ensuite. Carpeted floor, painted walls, textured ceiling with coving, and UPVC window overlooking the rear garden.

BEDROOM TWO
11'6" x 9'6"
Front-aspect double bedroom with carpeted floor, painted walls, and UPVC window.

BEDROOM THREE
9'6" x 11'8"
Front-aspect bedroom with laminate flooring, painted walls, and UPVC window.

FAMILY BATH & SHOWER ROOM
Refitted 2022 – a luxurious four-piece suite including panelled bath with handheld shower, waterfall shower enclosure, wall-mounted thermostat controls, motion-sensor mirror cabinets, low-level WC, twin vanity wash hand basins with storage, vertical radiator, and UPVC window with fitted shutters.

OUTSIDE

REAR GARDEN
A beautifully landscaped, south-west-facing garden with large, paved patio, ideal for entertaining. Features mature planted borders and a secondary patio with washing line and outside tap. Gated side access to driveway.





FRONT GARDEN & DRIVEWAY
Block-paved in-and-out driveway providing ample off-road parking. Lawned frontage with steps leading to the main entrance and gated side access to the rear.

DOUBLE GARAGE
Spacious double garage with power, lighting, internal access to the property, and an insulated remote-controlled electric up-and-over door.

Information

- Tenure: Freehold
- Council Tax Band: H
- Floor Area: 2223.00 sq ft
- Current EPC Rating: A
- Potential EPC Rating: A



-  5 BEDROOMS
-  2 BATHROOMS
-  2 RECEPTION ROOMS
-  ENERGY RATING: A