



Pen Y Waun,
Pentyrch, Cardiff,
CF15 9SJ



Guide Price
£750,000

4 Bedrooms
House - Detached

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

Well presented throughout, this architect-designed family home was built in 1988 and offers approximately 2,200 sq ft. of versatile accommodation arranged across three levels. The layout includes multiple reception areas, a bespoke kitchen with quartz worktops, a spacious utility room, and an impressive family room with balcony access that maximises the property's elevated setting.

The accommodation is ideally suited to modern family living, with flexible options for home working, multi-generational arrangements, or guest use. Externally, the generous rear garden provides the perfect space for relaxing or entertaining, while the block-paved driveway and double garage add both kerb appeal and convenience.



ACCOMMODATION

GROUND FLOOR

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. Stairs to double garage on lower ground floor.

SITTING ROOM

12'0" x 18'11"

A spacious reception room with views over the generous rear garden. Features include carpeted flooring, painted walls, textured ceiling with coving, UPVC window to rear, and a spiral staircase leading to the family room.



Features

- DETACHED
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- SOLAR PANELS & EV CHARGER
- DOUBLE GARAGE WITH INTERNAL ACCESS
- SOUTH-FACING REAR GARDEN
- CLOSE TO EXCELLENT PUBLIC TRANSPORT LINKS
- CLOSE TO HIGHLY REGARDED SCHOOLS
- CLOSE TO EXCELLENT LOCAL AMENITIES
- VIEWINGS HIGHLY RECOMMENDED

KITCHEN & DINING ROOM

12'2" x 17'0"

Bespoke fitted kitchen with quartz worktops, induction hob, oven, integrated combination microwave oven, integrated dishwasher, integrated fridge/freezer, stainless steel sink, breakfast bar, and space for dining with corner seating. UPVC windows to the side and rear aspects.





UTILITY ROOM

5'2" x 10'0"

Practical utility space with stainless steel sink, wall and base units, space and plumbing for washer and dryer, full-height integrated freezer, floor-to-ceiling storage, and UPVC door and window to side aspect.

WC

3'3" x 6'9"

Fitted with enclosed WC, wash hand basin with vanity unit, and UPVC window to side.

BEDROOM TWO

13'9" x 11'5"

A double bedroom to the front aspect, ideal as a guest suite or additional reception room. Carpeted floor, painted walls, textured ceiling with coving, vanity wash basin, and UPVC window.

MEZZANINE FLOOR

MASTER BEDROOM

14'9" x 11'6"

A generous principal bedroom with fitted wardrobes along one wall. Carpeted flooring, painted walls, smooth ceiling, and UPVC window with fitted electric blinds.

EN SUITE

6'10" x 7'9"

Modern en-suite comprising enclosed WC, vanity wash hand basin with storage, large double shower, chrome towel radiator, and UPVC window to rear.

LANDING

Further carpeted staircase leads to the upper floor. Remotely operated Velux roof windows above the stairwell flood the space with natural light. Airing cupboard housing the Baxi combination boiler and solar controls. Access to boarded loft space.

FIRST FLOOR

LOUNGE

14'9" x 16'11"

A standout feature of the home, this elevated reception space offers panoramic countryside views. UPVC windows to the side aspect and sliding doors open to a balcony overlooking the garden. Carpeted floor, painted walls, textured ceiling with coving. Spiral staircase connects to the lounge below.



4 BEDROOMS



2 BATHROOMS



3 RECEPTION ROOMS



ENERGY RATING: A

Information

- Postcode: CF15 9SJ
- Tenure: Freehold
- Council Tax Band: H
- Floor Area: 2217.00 sq ft
- Current EPC Rating: A
- Potential EPC Rating: A

OFFICE/STUDY**9'7" x 14'10"**

A versatile space, perfect for a home office, additional lounge, or playroom. Carpeted floor, painted walls, textured ceiling with coving, and UPVC window with fitted blind overlooking the rear garden.

FAMILY BATH & SHOWER ROOM

A spacious four-piece suite comprising panelled bath, double shower enclosure, enclosed WC, and twin vanity wash hand basins with storage. Tiled splashbacks, fitted shelving, chrome and white towel radiators and UPVC window with shutters to the side aspect.

BEDROOM THREE**11'6" x 9'6"**

A front-facing double bedroom with carpeted floor, painted walls, textured ceiling, and UPVC window.

BEDROOM FOUR**9'6" x 11'8"**

Another front-facing bedroom with laminate flooring, painted walls, textured ceiling, and UPVC window.

OUTSIDE**REAR GARDEN**

A generous south-west facing garden, beautifully landscaped with a large, paved patio ideal for entertaining, mature planted borders, and an additional patio area with washing line. Gated side access leads to the driveway.

FRONT GARDEN & DRIVEWAY

Block-paved driveway providing ample off-road parking. Steps lead to the front door, with a lawned garden and gated side access to the rear.

DOUBLE GARAGE

Fitted with an electric up-and-over door, power, and lighting. Offers internal access to the property and the rear garden.

TENURE

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

COUNCIL TAX

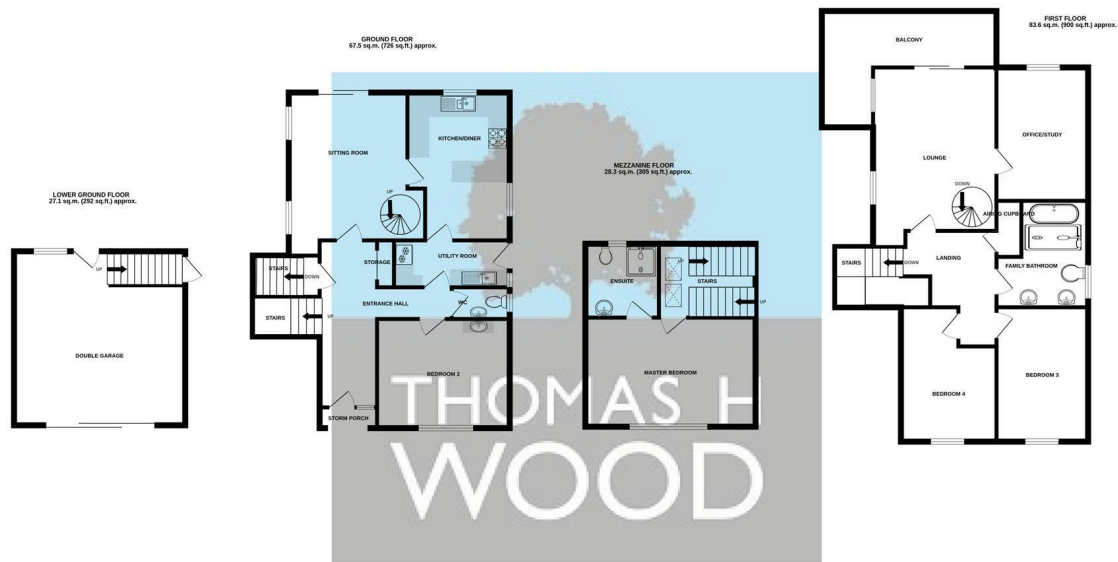
Band H

An exceptional family home, with far reaching views across Cardiff.









TOTAL FLOOR AREA : 206.5 sq.m. (2223 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

This is a rare opportunity to acquire a truly unique home. The current owners have enjoyed living at Lindisfarne for over 36 years, a testament to the quality and comfort the property offers. It is ideally located within easy reach of highly regarded schools, excellent local amenities, and convenient public transport links.

Thomas H Wood



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