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Troed Y Garth,

Pentyrch. CF15 9AB.



Guide Price: £650,000

- Five bedroom Detached family home in Pentyrch.
- · Two bedrooms with ensuite bathroom.
- Family bathroom plus additional downstairs WC.
- · Open plan kitchen dining area.
- Two reception rooms plus additional study/office.
- Separate Utility area.
- Integrated garage access.
- Driveway for multiple cars.
- South west facing rear garden.



Viewing Instructions: Strictly By Appointment Only















### **General Description**

\*SUPERB AND ENVIABLY LOCATED 5 BEDROOM DETACHED FAMILY-SIZED HOME IN PENTYRCH\* We are delighted to offer for sale this amazing property that offers generous living accommodation and lovely gardens. The family home comprises of a well presented open plan kitchen and dining room opening on to the rear garden, a bright dual aspect reception room to the front plus second reception room and additional study/office and utility room and downstairs WC, four double and 1 single bedrooms (two bedrooms with en suite bathrooms), a well presented rear garden with driveway parking and garage. This home is close to all local amenities in great catchment areas. MUST BE VIEWED

#### Accommodation



### Front Garden & Entrance

Driveway, lawn area, stone area, mature bushes and shrubs.

#### Additional Picture 2



### **Entrance Hallway**

Wooden door with obscure decorative glass, two singe light pendants, carpet, under stairs storage.



### Principal Reception Room

PVC window to front aspect, PVC double doors to rear garden, two single light pendants, carpets, two radiators, inset gas fire.

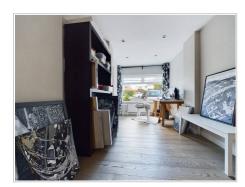


### Principal Reception Room Second Angle



# Second Reception Room

PVC window to rear aspect, two single light pendants, carpet, radiator.



## Office/Study

PVC window to front aspect, spotlights, wood effect flooring, radiator.



## WC

PVC window with obscure glass to front aspect, singe light pendant.



# Open Plan Kitchen and Dining Room



### Kitchen

Spotlights, tiled flooring, a range of base and wall mounted cabinets, space for cooker and fridge freezer, integrated dishwasher.







## Kitchen Third Angle

### Dining Area/Living Area

Two PVC doors to side aspect, PVC window to side aspect, Two PVC windows to rear aspect, wood effect flooring, spotlights, radiator.

### Additional Picture



# **Utility Room**

PVC window with obscure glass to side aspect, single light pendant, tiled flooring, cupboard housing boiler, space for washing machine and dryer, inset stainless steel sink with draining board.



## First Floor Landing

Two single light pendants, sky light, loft access, doors to all rooms, carpet.



#### Bedroom 1

Two PVC windows to front aspect, single light pendant, radiator, carpet, built in wardrobes.



### En Suite to Bedroom 1

PVC window with obscure glass to front aspect, single light pendant, radiator, vinyl flooring, WC, bath unit with hand held shower, wash hand basin.



### Bedroom 2

PVC window to front aspect, single light pendant, radiator, carpet.



### En Suite to Bedroom 2

PVC window with obscure glass to side aspect, single spotlight, tiled flooring, part tiled walls, shower, WC with inset flush, wash hand basin inset to vanity unit.



### Bedroom 3

PVC window to rear aspect, single light pendant, radiator, fitted wardrobes, carpet.

### **Bathroom**

PVC window to rear aspect with obscure glass, spotlights, tiled flooring, part tiled walls, bath unit, shower, WC with inset flush, ladder style radiator.

Bedroom 4
PVC window to rear aspect, single light pendant, radiator, fitted wardrobes and desk, underlay.
Bedroom 5
PVC window to rear aspect, single light pendant, radiator, carpet, fitted wardrobe.
Rear Garden
Lawn area, paved patio area, mature bushes and shrubs, shed .
Rear Garden 1
Patio Sitting Area
Additional Picture 3
Garage
Up and over garage door.
Additional Picture 4
Light and electricity inside the garage.
Driveway
Side Access
Services
Mains electricity, mains water, mains gas, mains drainage
EPC Rating:71
Tenure
We are informed that the tenure is Freehold
Council Tax
Band G





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.