



**Edwards & Co**  
property sales & lettings

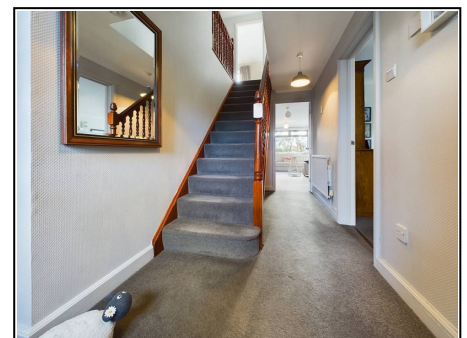
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA  
02920 616200 | sales@edwardsandco.co.uk

Troed Y Garth  
Pentyrch  
Cardiff  
CF15

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.
- MUST BE VIEWED!



Ref: PRA53381

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**

---



### Front Garden & Entrance

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

---



### Additional Picture 2



### Entrance Hallway

Wooden door with obscure decorative glass, two single 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

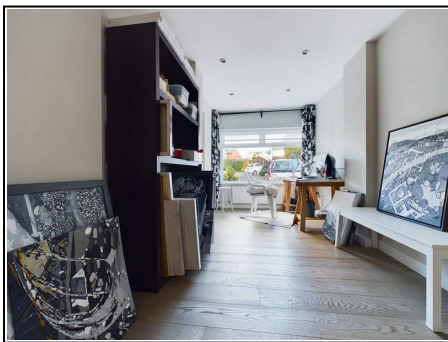
---



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, single 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 Second Angle



## 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



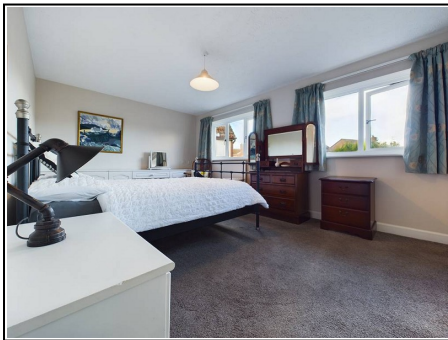
## Utility Room

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 .

---



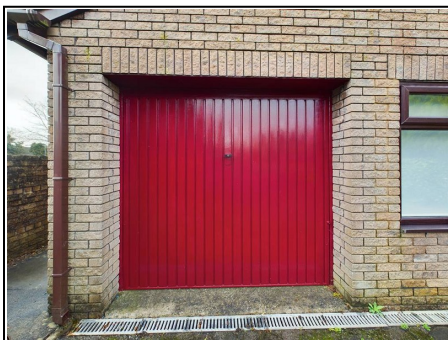
Rear Garden 1



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

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band G

---





Ground Floor

Approximate total area<sup>(1)</sup>  
1251.44 ft<sup>2</sup>  
116.26 m<sup>2</sup>

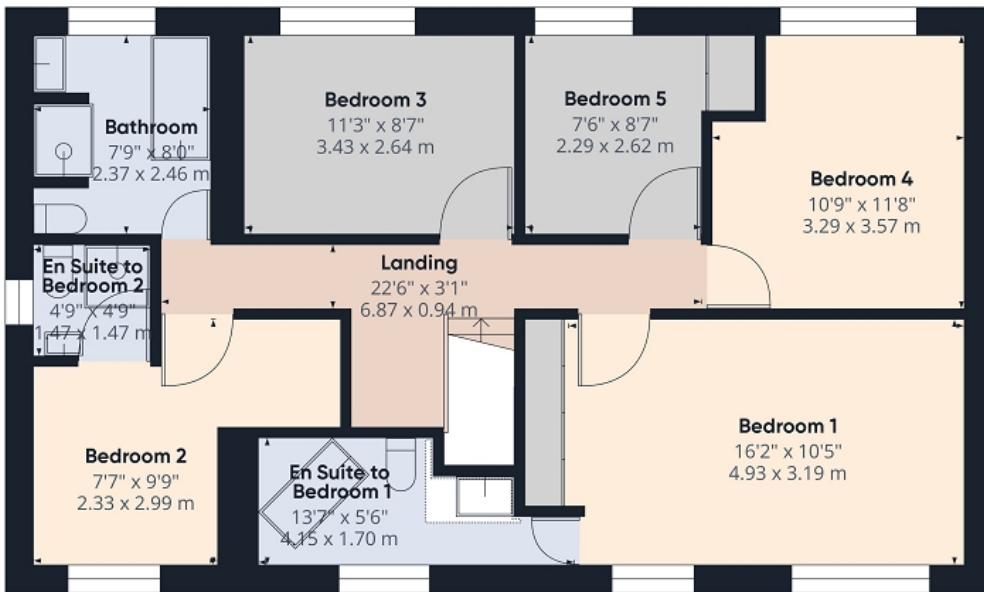
Reduced headroom  
9.92 ft<sup>2</sup>  
0.92 m<sup>2</sup>

(1) Excluding balconies and terraces

⌊ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFI360



Floor 1


Approximate total area<sup>(1)</sup>  
783.49 ft<sup>2</sup>  
72.79 m<sup>2</sup>

(1) Excluding balconies and terraces


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFI360

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. 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.

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.