Clos Goch

PENTYRCH, CARDIFF, CF15 9RA

GUIDE PRICE £685,000

Hern & Crabtree



Clos Goch

No chain. Enjoying breath-taking, uninterrupted views across the Garth Mountain, this impressive four-bedroom detached family home is situated in the highly sought-after village of Pentyrch.

Built in 2016 by Redrow Homes, the property showcases the Sunningdale design from the Heritage Collection, combining traditional architectural charm with contemporary family living.

The well-appointed accommodation comprises an entrance hallway, cloakroom, separate sitting room/study, spacious lounge, and a generous kitchen/dining room featuring granite worktops and integrated appliances, complemented by a separate utility room.

To the first floor are four double bedrooms, with bedrooms one and two benefiting from en-suite shower rooms, alongside a separate family bathroom.

Externally, the property boasts a beautifully landscaped, south-west-facing rear garden. A lawned front garden, driveway with parking for two vehicles and a double garage with electric entrance door complete the picture.

Pentyrch offers a range of local amenities, including shops, a GP surgery, pharmacy and primary school, together with an excellent choice of sporting and recreational facilities and beautiful surrounding countryside. Convenient access to the M4 and A470, nearby rail services from Taffs Well and the Radyr Comprehensive School catchment area further enhance the appeal.











Approx 1779.00 sq ft

Council Tax Band: G

Entrance
Entered via a composite double glazed door into the entrance hall.

Hallway
Stairs to first floor. Engineered oak wood flooring. Radiator.

Cloakroom
Obscure double glazed window to the side. Modern white suite comprising w/c and wash hand basin. Tiled flooring. Half tiled walls. Radiator.

Lounge
Double glazed windows to the front with enjoying unrivalled views of the Garth. Engineered oak wood flooring. Radiator.

Sitting Room/Study
Double glazed window overlooking the rear garden. Ideal family sitting/playroom or study. Engineered oak wood flooring. Radiator.

Kitchen/Dining Room
Double glazed sliding patio doors opening to the rear garden with windows either side. The kitchen is a 'Cranbrook cream' shaker style panelled units beneath granite worktop surfaces. Inset 2 bowl sink with worktop side drainer to side. Integrated 'Inksinkerator' waste disposal unit. Inset 6 ring 'Siemens' gas hob with 'Siemens' extractor hood above. Integrated 'Siemens' oven and microwave. Integrated dishwasher, two full height fridge and freezers. Matching range of eye level wall cupboards. Splashback upstand matching worktop. Space for large family dining table. Large under stairs storage cupboard, and door to utility room. Tiled flooring and radiator.

Utility
Matching units beneath granite worktop surface. Inset stainless steel sink. Space and plumbing for washing machine and space for tumble dryer. Tiled flooring, Concealed 'Ideal Logic' gas central heating boiler. Radiator. Door to rear garden.

FIRST FLOOR
Stairs from the entrance hall.

Landing
large window to front. Radiator and airing cupboard housing the hot water cylinder.

Bedroom One
Double glazed window to the front enjoying exceptional picturesque Mountain Views of the Garth. Fitted 'Hammonds' wardrobes to one side. Radiator and door to ensuite.

En-Suite Shower Room
Obscure double glazed window to the side. Large shower cubicle with twin head shower, low level w/c and was hand basin. Tiled walls and floor. Extractor fan. Recessed spotlights. Electric shaver point and chrome heated towel rail.

Bedroom Two
Double glazed window to the rear overlooking the rear garden. Fitted 'Hammonds' wardrobes to one side. Radiator and door to second ensuite.

En-suite Shower Room
Obscure double glazed window to the rear. Shower cubicle with raindrop shower, low level wc and wash hand basin. Recessed spotlight. Electric shaver point. Tiled floor and wall tiling to splashback areas. Chrome heated towel rail.

Bedroom Three
Double glazed window to the to rear. Radiator.

Bedroom Four
Double glazed window to the rear overlooking the garden. Radiator.

Family Bathroom
Obscure double glazed window to the front. White suite comprising bath with plumbed shower and glass screen, low level w/c and vanity wash basin. Tiled flooring and tiled splashbacks. Extractor fan. Electric shaver point and chrome heated towel rail.

OUTSIDE

Front
Lawn with flowers and shrubs. Low level hedgerow to front. Pathway to front door. Side gate. Two car side by side driveway leading to double garage.

Rear
Enclosed rear garden with timber fencing. lawn area with flowers and shrubs. Low level hedgerow to front. Pathway to front door and side gate,. Two car side by side driveway leading to double garage.

Double Garage
Double garage with up and over electric door. Power and light. Pedestrian door to the house.

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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Tenure And Additional Information
We have been advised by the vendor that the property is Freehold.
There is an annual service change of approximately £318 per annum, for upkeep of the Development.
Epc - B
Council Tax - G



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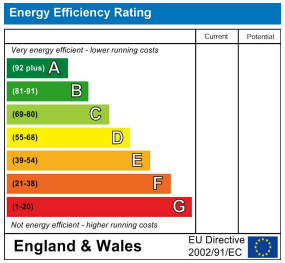




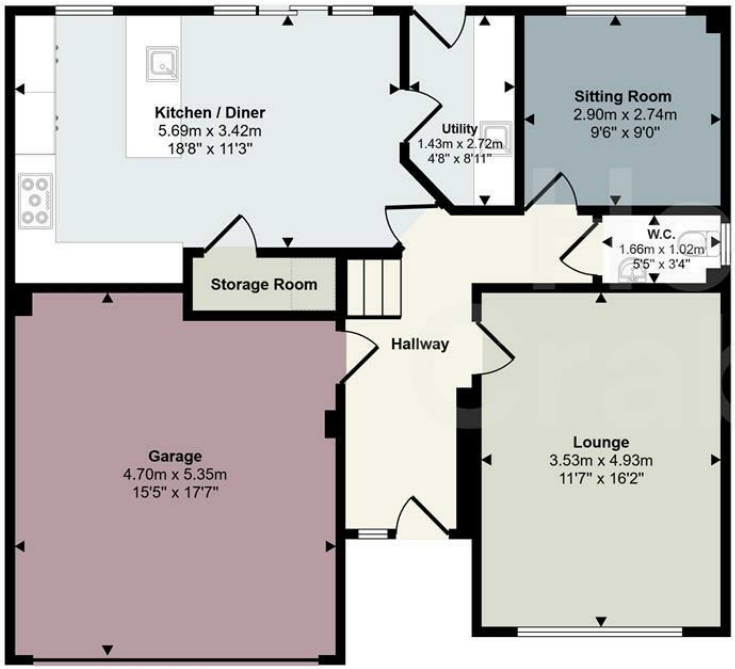




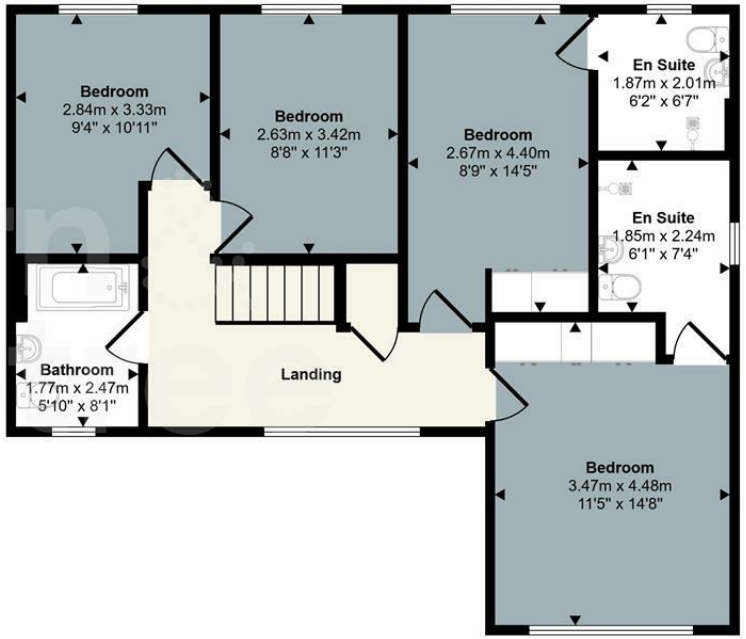
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Approx Gross Internal Area
165 sq m / 1779 sq ft



Ground Floor
Approx 92 sq m / 996 sq ft



First Floor
Approx 73 sq m / 783 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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02920 555 198 llandaff@hern-crabtree.co.uk hern-crabtree.co.uk 8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ

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