

Field Terrace

PENTYRCH, CARDIFF, CF15 9PX

GUIDE PRICE £485,000

**Hern &
Crabtree**



Field Terrace

No chain. Nestled in the picturesque and highly sought-after village of Pentyrch, this beautifully restored Victorian semi-detached cottage combines timeless period features with modern living. Originally built in the late 19th century and thoughtfully extended over time, the home sits on a generous plot with landscaped gardens, a detached garage, and flexible living space perfect for families or home working.

On the ground floor, a welcoming entrance hall leads to a spacious lounge featuring an exposed stone chimney breast and a cosy wood-burning stove. The separate dining room retains its period charm with a characterful feature fireplace. The stylish open-plan kitchen/diner is a true centrepiece, fitted with Quartz worktops and a striking Esse Ironheart gas range, flowing through to an internal hallway that leads to a utility/boot room as well as a convenient downstairs WC.

Upstairs, the property offers three bedrooms, including a generous master suite complete with a luxurious roll-top bath in the en suite. A versatile study provides additional space that could serve as a fourth bedroom or nursery. The family shower room features a sleek walk-in rain shower.

Throughout the home, original character is retained with beautiful exposed brickwork and timber beams.



1672.00 sq ft

Entrance

Entered via a composite front door, window to the side, tiled floor, cupboard housing the utility meters, stairs to the first floor.

Living Room

Double glazed windows to the front, radiator, fireplace with wood burner, built in cupboard, beamed ceiling.

Dining Room

Double glazed window to the front, beamed ceiling, built in cupboard.

Kitchen

Double glazed window to the rear and stable door to the rear, fitted with a range of wall and base units with marble work top, a ceramic sink and draining grooves, a four ring gas hob, space for fridge/freezer, a dresser, radiator, tiled floor.

Utility

Double glazed window to the side, with worktop, ceramic sink, plumbing for washing machine, combination boiler, built in cupboard, radiator, tiled floor, stable door leads out to the rear garden.

Cloakroom

With w.c and wash hand basin, radiator.

First Floor Landing

Stairs rise up from the hallway, double glazed window to the rear, skylight window.

Bedroom One

Double glazed window to front, radiator, built in wardrobes, wooden floorboards, doors to ensuite.

En Suite

Fitted with a free standing claw feet bath, w.c and wash hand basin, heated towel rail, radiator, built in cupboard.

Bedroom Two

Double glazed window to the rear, access to loft space, radiator.

Bedroom Three

Double glazed window.

Home Office

Double glazed window to the front, radiator.

Bathroom

Fitted with corner shower cubicle, w.c and wash hand basin, heated towel rail,

Rear Garden

Enclosed by timber fence and wall, large patio area, water feature, planters and vegetable patch, lawn area, greenhouse, cold water tap, shrubs and bushes.

Garage

Which is accessed from the lane

Tenure

We have been advised by the seller that the property is freehold and the council tax band is E
Epc - C

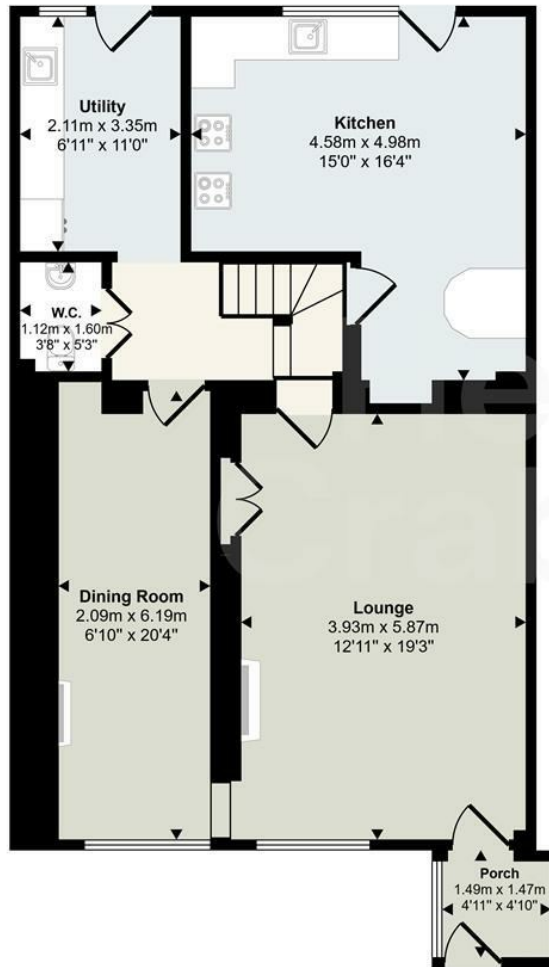
Disclaimer

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Approx Gross Internal Area
155 sq m / 1672 sq ft



Ground Floor
Approx 81 sq m / 876 sq ft



First Floor
Approx 74 sq m / 796 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		70
(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	

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.

Good old-fashioned service with a modern way of thinking.

