

Pen Y Waun

PENTYRCH, CARDIFF, CF15 9SJ

GUIDE PRICE £850,000

**Hern &
Crabtree**



Pen Y Waun

An exceptional five-bedroom executive detached family home, set on a generous plot and enjoying far-reaching views across Garth Mountain. Tucked away at the head of a quiet cul-de-sac in the semi-rural village of Pentyrch, this beautifully presented home has been a much-loved family residence for 28 years.

Meticulously maintained by the current owners, the property is offered in excellent condition and is ready for its next family to move straight in. The spacious and well-balanced accommodation briefly comprises a welcoming entrance hall, cloakroom, three reception rooms, and an impressive open-plan kitchen/diner with adjoining utility room to the ground floor.

To the first floor are five well-proportioned bedrooms, including a contemporary four-piece en-suite, along with a modern family bathroom.

Externally, the property boasts a fantastic-sized, level rear garden with wonderful open views, ideal for families and entertaining. Gravelled steps lead down from the rear garden into the side garden which offers two further stone paved seating areas to catch the light throughout the day. To the front, there is off-street parking for multiple vehicles, along with a double garage that can house two cars.

Pentyrch is a popular village situated north of Cardiff and offers a good selection of local amenities. There is a convenience store, café, doctors surgery, butchers and rugby club along with a reputable primary school. In addition, there are a couple of country pubs and the area is well known for those wanting to be within easy reach of the city centre but with a semi-rural feel. Pentyrch is placed within close proximity to the M4 and has public transport links to Cardiff city centre.



2269.00 sq ft

Entrance

Entered via a pvc door with obscure glazed panels, coved ceiling, radiator, a dogleg staircase to the first floor, tiled floors.

Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, tiled floor.

Dining Room

Double glazed window to the front, coved ceiling, radiator.

Sitting Room

Double glazed window to the front and to the side, coved ceiling, radiator, recessed light, wooden flooring.

Living Room

Double glazed sliding patio doors to the rear, coved ceiling, radiators, stone fireplace with slate hearth, mirrored walls either side of the chimney breast.

Kitchen/Diner

Sliding patio doors to the rear and double glazed window to the rear, wall and base units with granite worktop over, one and a half bowl sink with draining grooves, integrated five ring gas hob, integrated electric oven, grill and microwave, integrated electric warming drawer, integrated dishwasher, integrated larder fridge, radiator, recessed lights, coved ceiling, tiled floor.

Utility

Double glazed window to the front, pvc door to the side, wall and base units, stainless steel sink and drainer, space for washing machine and space for freezer, radiator, coved ceiling, Worcester boiler, tiled floor.

First Floor Landing

Stairs rise up from the hall with wooden handrail, double glazed window to the front,

coved ceiling, ceiling rose, storage cupboard, access to loft space with pull down loft ladder.

Bedroom One

Double glazed window to the front, radiator, coved ceiling, built in wardrobe and dresser.

En Suite

Double obscure glazed window to the side, walk in shower, w.c and wash hand basin, heated towel rail, tiled walls and tiled floor.

Bedroom Two

Double glazed window to the rear, radiator, coved ceiling.

Bedroom Three

Double glazed window to the rear, radiator, coved ceiling.

Bedroom Four

Double glazed window to the rear, coved ceiling, radiator.

Bedroom Five

Double glazed window to the front, radiator, coved ceiling.

Bathroom

Double obscure glazed window to the front, bath, walk in shower, w.c and wash hand basin, heated towel rail, coved ceiling, tiled walls, tiled floor.

Rear Garden

Enclosed by fencing, patio area, gravel and lawn, stone paving, pergola with electric lights, mature flower beds, cold water tap.

Side Garden

Circular stone patio, rectangular stone patio with water feature, enclosed by beech hedging and stock proof fencing, gravel and mature flower beds.

Front

Paved area for parking.

Double Garage

Electric garage door to the front, power and light with space for two cars.

Tenure

We have been advised by the seller that the property is freehold and the council tax band is H.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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.



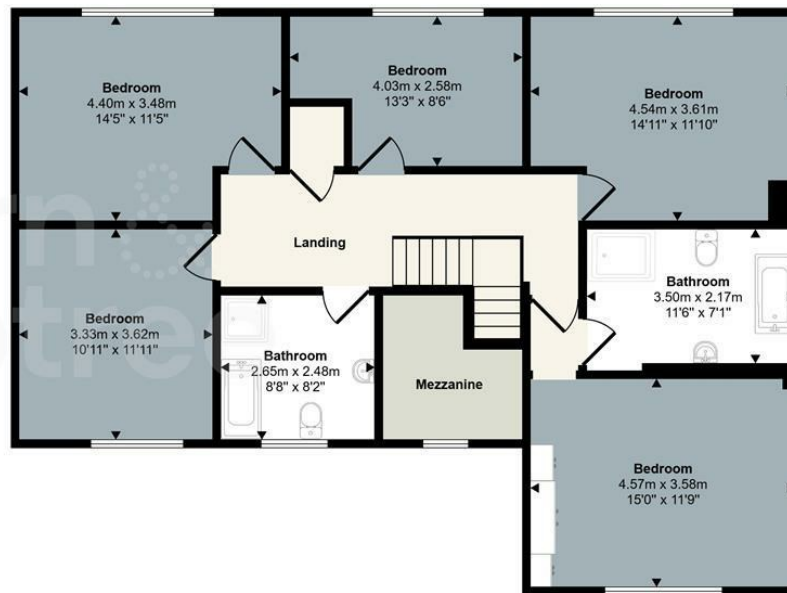




Approx Gross Internal Area
211 sq m / 2269 sq ft



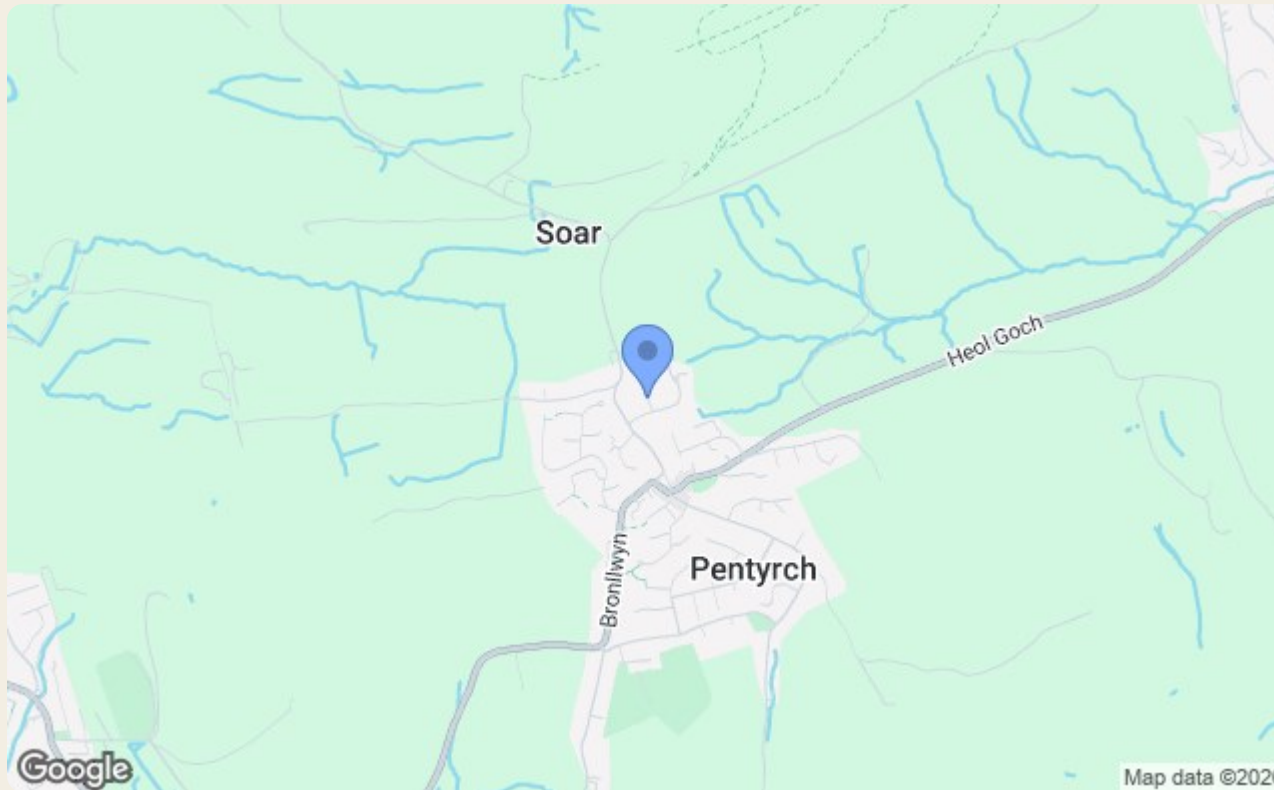
Ground Floor
Approx 109 sq m / 1170 sq ft



First Floor
Approx 102 sq m / 1099 sq ft

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(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	72	76
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Hern & Crabtree

02920 555 198

llandaff@hern-crabtree.co.uk

hern-crabtree.co.uk

8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2LL



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