Clos Goch

PENTYRCH, CARDIFF, CF15 9RA

OFFERS IN EXCESS OF £475,000

Hern & Crabtree



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No chain. Beautifully presented throughout, this impressive extended three-bedroom detached family home occupies a peaceful cul-de-sac corner plot position in the highly sought-after semi-rural village of Pentyrch. This Amberley style Redrow home offers contemporary open-plan living, tasteful interiors and a range of upgrades, making it an ideal choice for modern family life.

The ground floor accommodation briefly comprises a welcoming entrance hall, cloakroom, separate lounge, and a stylish open-plan kitchen / dining area that flows seamlessly into a generous sitting area that provides an excellent space for relaxing and entertaining, with bi-folding doors opening directly onto the rear garden to create a perfect connection between indoor and outdoor living.

To the first floor are three well-proportioned double bedrooms, including a spacious principal bedroom with en-suite facilities, complemented by a modern family bathroom.

Externally, the property benefits from an enclosed rear garden, ideal for families and outdoor entertaining, alongside ample off-street parking for multiple vehicles and a garage.

Pentyrch is a highly regarded village situated to the north-west of Cardiff, offering an appealing blend of village charm and convenient access to the city. Local amenities include a convenience store, café, doctors' surgery, butcher, rugby club and a well-regarded primary school. The village also boasts a selection of country pubs, adding to its welcoming community atmosphere.

Surrounded by attractive countryside, Pentyrch is particularly popular with those seeking a semi-rural lifestyle without compromising on accessibility. The M4 motorway is within convenient reach, while public transport links provide access to Cardiff city centre.











Approx 1136.00 sq ft

Council Tax Band: F

Entrance
Entered via a pvc glazed door into the entrance hall.

Hallway
Stairs to the first floor. Tiled flooring. Door to cloakroom.

Cloakroom
W/c and wash hand basin. Radiator.

Living Room
Double glazed windows to the front and side. Two radiators. Large storage cupboard under the stairs.

Kitchen/Dining Room
Double glazed window to the front. Tiled flooring. Radiator. The kitchen is fitted with wall and base units with quartz worksurfaces. Large storage cupboard with space and plumbing for a washing machine and a quartz worksurface. Integrated four ring gas hob and double oven and grill. Stainless steel sink and drainer. Integrated dishwasher, fridge and freezer. Squared off archway to the lounge area.

Lounge
Double glazed Bi fold doors to the side and double glazed window to the front. Sky light windows to the front and the rear. Continuation of tiled flooring. Radiator.

FIRST FLOOR
Dog leg staircase to the first floor.

Landing
Bannister. Loft access hatch. Double glazed window to the side. Large airing cupboard housing boiler and hot water tank.

Bedroom One
Double glazed window to the side. Radiator. Two sets of built in wardrobes. Door to en-suite.

En-Suite
Obscure double glazed window to the side. Walk in shower, w/c and wash hand basin. Heated towel rail. Tiled flooring.

Bedroom Two
Double glazed window to the front. Radiator.

Bedroom Three
Double glazed window to the side. Radiator.

Bathroom
Obscure double glazed window to the side. Bath with shower plumbed, w/c and wash hand basin. Heated towel rail. Tiled flooring.

OUTSIDE

Front
Wood chippings. Path leading to the property.

Side
Driveway and access to the garage. Cold water tap.

Garage
Single garage with up and over door. Power and light.

Rear Garden
Enclosed with timber fencing. Paved rear garden. Flower beds to the side. Steps leading up to a raised decked sitting area. Power points. Gate access to the side.

Additional Information and charges
We have been advised by the vendor that the property is Freehold. Epc - B. Council Tax - F
We have been advised the seller pays £ 300 billed per annum for: maintenance of roads and green spaces (billed bi annually £150
Management company is Abel y Garth MANAGEMENT CO. PENTYRCH LTD (Managed by RH Seel & Co, 8 Cathedral Road CF11 9LJ, contact Gareth Galliers, Property Manager t. 0290370121

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.



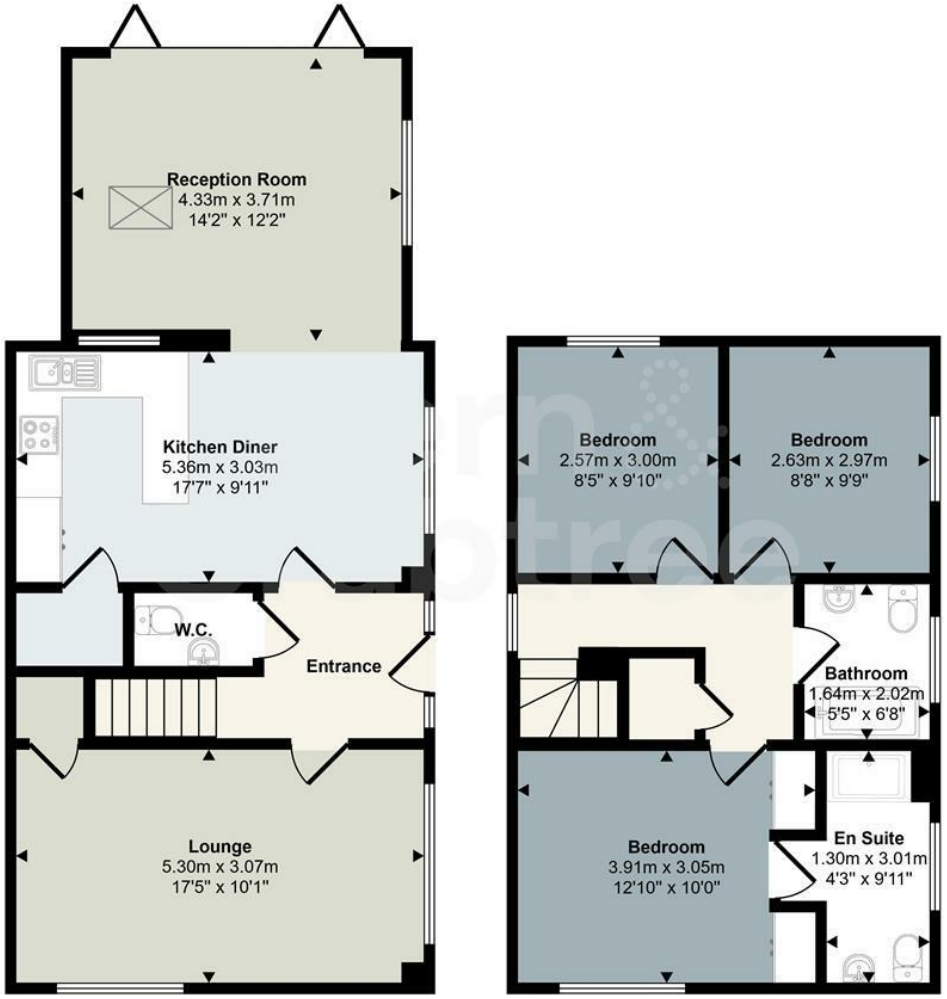


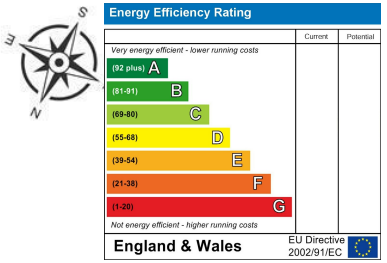






Approx Gross Internal Area
106 sq m / 1136 sq ft





First Floor
Approx 61 sq m / 655 sq ft

Ground Floor
Approx 45 sq m / 481 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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