



Bron Haul

Pentyrch, Cardiff CF15 9TA

Guide price

£450,000

An impressive detached five bedroom family home, with a separate attached self contained one bedroom two storey annex providing versatile living space, located only a short walk from the Village centre of Pentyrch. Modernised throughout by the current owners the accommodation briefly comprises in the main house: Entrance Hall, Kitchen/ Dining Area, Cloakroom and Lounge to the ground floor. To the first floor are Three Bedrooms, with an En-Suite to the Master and a Family Bathroom. To the Top floor are a further Two Bedrooms. The Annex is currently set up as a Living/Kitchen area, a Bedroom and a Shower Room. The property further benefits from off street parking and a good size rear garden. 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 o the city centre but with a semi-rural feel.



Entrance Hall

Entered via pvc double glazed front door, vaulted ceiling, double glazed skylight wood window to the front, wood flooring, hall leads to the annex and the kitchen/diner.

ANNEX

Accessed from the hall, opens to kitchen/diner and door to the shower room.

Shower Room

Double glazed pvc window to the front, w.c, vanity wash hand basin and shower with electric shower, fully tiled walls, vinyl flooring, spotlights, extractor fan.

Kitchen/Living 17'4 max x 10'7 max (5.28m max x 3.23m max)

Fitted with wall and base units with work tops over, sink and drainer with mixer tap, tiled splashbacks, twin electric hob, space for fridge/freezer, wood laminate flooring, two radiator, spotlights, double glazed sliding patio doors leads onto a raised terrace sitting area, double glazed pvc door leads out to a second terrace and stairs leading up to the annex bedroom.

Bedroom 17' 8 max x 10'9 max (5.18m 0.20m max x 3.28m max)

With partial restricted head height, two large double glazed wood skylight windows to the rear, eaves storage, radiator. Maximum ceiling height from floor to ceiling is 7'.

MAIN HOUSE

Kitchen/Dining Room 23'4 max x 12'7 max (7.11m max x 3.84m max)

Accessed from the hall, two radiator, sliding double glazed patio doors leading out to a raised terrace, double glazed pvc window to the front, wall and base units with work tops over, stainless steel one and a half bowl sink and drainer with mixer tap, five ring Neff wok hob with stainless steel splashback and extractor hood above, integrated Neff double oven and grill, space for fridge/freezer, space and plumbing for both dishwasher and washing machine, Baxi combination boiler, wood flooring, stairs leading up to the first floor.

Inner Lobby

Storage cupboard under stairs.

Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, radiator, continuation of wood flooring.

Lounge 18'11 max into recess x 11'11 (5.77m max into recess x 3.63m)

Two large double glazed pvc windows to the front, two radiators, coved ceiling, wood flooring, electric fireplace (to be confirmed by the seller if this is included in the sale), TV point for wall mounted TV.

First Floor Landing

Stairs from kitchen/diner, doors to the bedrooms and bathroom and door to second floor.

Bedroom One 9'1 x 12'10 expanding to 18'11 (2.77m x 3.91m expanding to 5.77m)

Two double glazed pvc windows to the rear, two radiators, eaves

storage.

En Suite 7' x 5'8 (2.13m x 1.73m)

Double shower tray and enclosure with raindrop drench shower head and separate shower head attachment, vanity wash hand basin with glass top, w.c, extractor fan, heated towel rail, light up shaver mirror, shaver point, luxury vinyl flooring, fully tiled walls.

Bedroom Two 9'11 x 12' (3.02m x 3.66m)

Double glazed pvc window to the front, radiator, double mirrored fitted wardrobes.

Bedroom Three 8'7 x 8'10 (2.62m x 2.69m)

Double glazed pvc window to the front, radiator.

Bathroom

Double obscure glazed pvc window to the side, p shaped bath with glass splashback and plumbed shower with raindrop drench shower head and separate shower head attachment, wash hand basin and w.c, shaver point and light up mirror, extractor fan, fully tiled walls, vinyl flooring.

SECOND FLOOR

Stairs rising from the first floor landing with dog leg staircase, double glazed wood skylight window offering natural light, a deep recess which could be used for hanging rails, further built in storage cupboard.

Bedroom Four 13' max x 11'11 (3.96m max x 3.63m)

Double glazed pvc window to the front, two wood skylight windows to the side, radiator, eaves storage. Floor to ceiling height of 7' 7".

Bedroom Five 13' max x 9'1 max (3.96m max x 2.77m max)

Double glazed pvc window to the rear, two skylight windows to the side, radiator, eaves storage. Floor to ceiling height of 7' 7".

Rear Garden

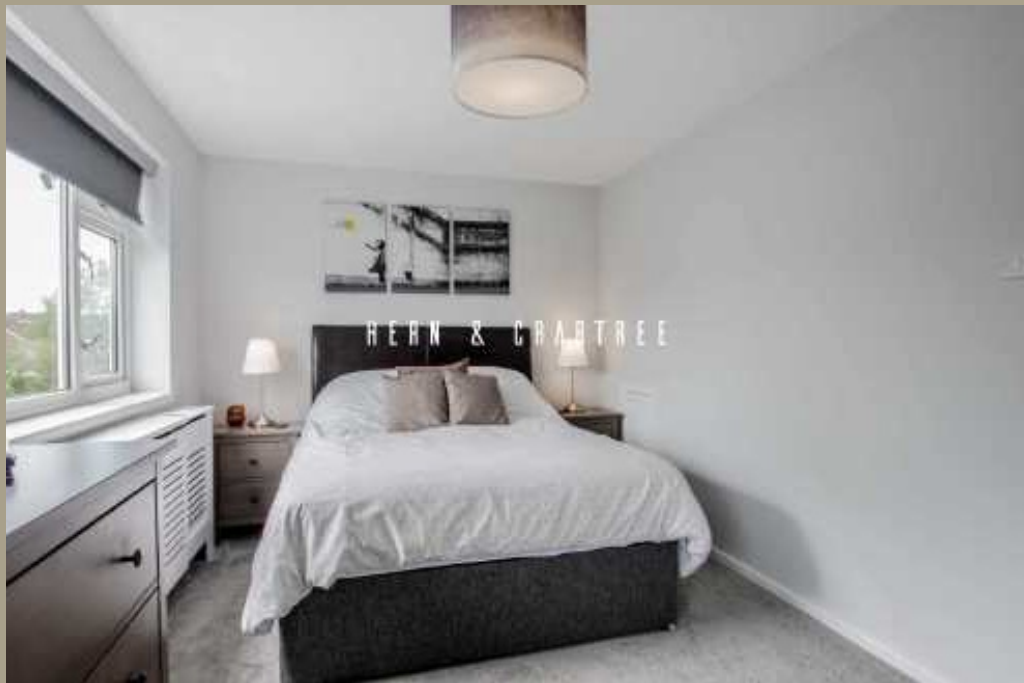
Split level garden with raised patio terrace with wrought iron railings for the sitting area which can be accessed from the kitchen and the annex, steps to paved patio, lawn area and further decked sitting area, timber framed storage shed, mature conifers and evergreens, trees and flowers.

Front

Driveway parking for several vehicles, part laid to lawn with decorative brick embankment, large flower bed, mature trees and shrubs, steps to the road.

Tenure

We have been advised by the seller that the property is freehold. EPC=D



HERN & CRABTREE

