

## 65 Pantmawr Road

Cardiff CF14 7TB

- Semi detached
- Four Bedrooms
- Ground floor shower room
- Enclosed rear garden
- Off road parking
- Detached garage & Workshop
- Convenient location
- EPC - C

Guide price £450,000

[www.hern-crabtree.co.uk](http://www.hern-crabtree.co.uk)



This family bungalow offers well appointed and modern accommodation. Conveniently located with good access to local amenities and transport links with regular bus services to Cardiff city centre, railway stations at Whitchurch and Coryton, easy access to the M4 motorway and in close proximity to Coryton Primary School and Whitchurch Golf Club.

Accommodation briefly comprises of: Entrance, hallway, two bedrooms, a shower room, open plan lounge/diner, kitchen and utility room to the ground floor. To the first floor there is a landing, two more bedrooms and a bathroom. Externally the property boasts a lovely enclosed rear garden plus a detached garage and a driveway to the front providing off road parking.

Viewings are recommended, please contact Hern & Crabtree, Whitchurch to enquire.

## Entrance

Entered via a double glazed PVC door to the side, into:

## Hallway

L-shaped hallway with wooden flooring, radiator, stairs rising up to the first floor, built in under stair storage.

## Bedroom One 11'9 x 12'6 max (3.58m x 3.81m max)

Double glazed PVC bay window to the front, radiator and wood flooring.

## Bedroom Two 11'10 x 9'9 (3.61m x 2.97m)

Double glazed window to the front, radiator, wood flooring.

## Shower Room 7'11 x 6'0 (2.41m x 1.83m)

Double glazed obscure window to the side, WC, wash hand basin and base vanity unit with tiled splash backs. Double shower with tiled splash back and sliding glass door with a plumbed shower and separate shower head attachment. Tiled flooring, heated towel rail, spot lights.

## Lounge/ Dining Room 23'0 max x 12'6 max (7.01m max x 3.81m max)

Double glazed window to the side, double glazed French door out to the garden. Cast Iron wood burning stove, wood flooring, two radiators, doorway through to kitchen. Cable Internet point.

## Kitchen 12'6 max x 9'9 max (3.81m max x 2.97m max)

Double glazed window to the rear. Range of wall and base units with work tops over, space for a gas range cooker, tiled splash backs



and cooker hood over. 1.5 bowl ceramic sink and drainer with mixer tap. Plumbing and space for dishwasher, space for fridge freezer, radiator, tiled flooring. Square off archway to the Utility room.

## Utility Room 4'7 x 9'4 (1.40m x 2.84m)

Double glazed window to the rear and side, double glazed door to rear garden. Tiled flooring, plumbing for washing machine, space for a tumble dryer. Work top and wall unit, tiled splash backs.

## First floor

Stairs rise up from the entrance hall with wooden handrail and spindles.



## Landing

L-shaped landing. \*Partially restricted head room.

## Bedroom Three 9'6 x 13'8 max (2.90m x 4.17m max)

Double glazed window to the side, radiator.

## Bedroom Four 13'3 max x 9'7 max (4.04m max x 2.92m max)

Double glazed skylight window to the front. Pine wood flooring, radiator.

## Bathroom 10'4 max x 7'5 max (3.15m max x 2.26m max)

Double glazed window to the rear, skylight window to the side. Bath with shower head attachment, WC, wash hand basin. Tiled splash backs, wood laminate flooring, radiator and extractor fan. Concealed 'Ideal' gas boiler.

## Outside

### Front

Key block driveway with low rise brick wall to the front. Part lawn, mature hedge. Drive leads to detached garage. Gate to rear garden. Outside security light.

### Garage

Detached single garage with an up and over door, power and light. Partition wall dividing garage and workshop to the rear.

### Rear

Enclosed rear garden, paved patio sitting area, outside cold water tap. Offers a sloping paved path for accessibility. Further lawns and a large vegetable plot area. Continuation of mature shrubs, trees and flower borders. Well stocked garden offering a glass greenhouse. Workshop space to the rear of the garage.



