



1 Bronant Church Road, Pentyrch

£350,000

PERIOD COTTAGE WITH SOUTH FACING GARDEN LOFT ROOM PARKING A delightful well proportioned two bedroom end of terraced period cottage on the popular Church Road in Pentyrch. The property dates back to over three hundred years and is surrounded by beautiful countryside. The accommodation briefly comprises; entrance porch, hallway, lounge with feature stone fireplace, kitchen/dining room and additional outer porch. To the first floor are two double bedrooms and bathroom. To the second floor is the loft room with versatile use. South facing rear courtyard with two allocated car parking spaces beyond. The property is situated within close proximity of the Kings Arms public house and is within the highly sought after Radyr High School catchment. EPC Rating: C

Council Tax band: TBD

PORCH

Entered via a solid wood with window to front and side. Tiled flooring. Door into hallway.

LOUNGE

18' 3" x 11' 1" (5.56m x 3.39m)

(5.56m into bay x 3.39m) Bay window to front with leaded windows providing a lovely outlook. Feature inglenook style stone fireplace with inset feature fire (not a working burner) and bread oven, stone hearth and inset solid wood lintel mantelpiece. Traditional beamed ceiling. Radiator. Opening through to kitchen/dining room.

KITCHEN/DINING ROOM

19' 1" x 16' 4" (5.82m x 4.98m)

Appointed along three sides, high and low level cupboards beneath quality laminate work surfaces, ceramic sink with side drainer and chrome mixer tap, free standing cooker/oven and extractor hood, fridge freezer, space for washing machine and space for tumble dryer. Central island with low level storage and wooden worktop. Opening with solid wood beam ceiling beams through to dining area. Ample space for dining table. Feature original stone open fireplace with wooden mantelpiece. Original wooden ceiling beams. Radiator. LVT flooring. Two Velux windows to rear. Two UPVC windows to rear. Tiled walls.

REAR PORCH

Entered via a modern composite door, storage to one side and Quarry tiled flooring. Internal window into dining area. Velux window. Door into kitchen/dining room.

FIRST FLOOR LANDING

Solid wood doors to all rooms. Stairs to loft room. Doors to all rooms.

BEDROOM ONE

14' 6" x 13' 0" (4.43m x 3.97m)

A spacious primary bedroom. high ceiling with wooden beams. Built in wardrobes to one side. Radiator. Pretty diamond leaded window to front, with views across the extensive front gardens stretching across Church Road and adjacent open fields.

BEDROOM TWO

10' 1" x 9' 6" (3.08m x 2.90m)

High ceiling with beams, pretty diamond leaded window to rear. Radiator. Built in wardrobe to one side.

FAMILY BATHROOM

6' 2" x 5' 11" (1.88m x 1.80m)

A luxury bathroom suite to include a low level WC, pedestal wash hand basin and feature roll top bath Beautiful Victorian cast iron gas radiator. Tiled flooring and splashbacks. Extractor fan. Leaded window to rear.

SECOND FLOOR

16' 5" x 11' 9" (5.01m x 3.58m)

Velux windows to both sides with views. Wooden banister.

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FRONT GARDEN

Bordered by a stone wall and entered via a painted timber gate, an enclosed, private front garden. Paved patio area borders by planters with mature trees and shrubs. Small storage to one side. Pergola.

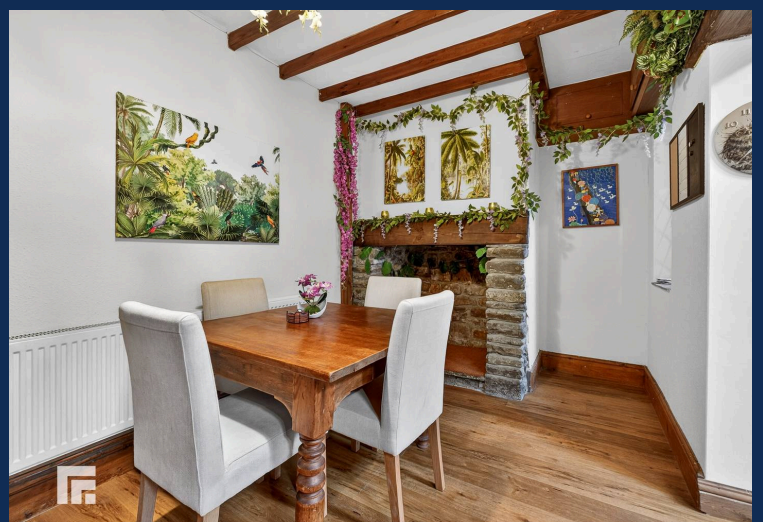
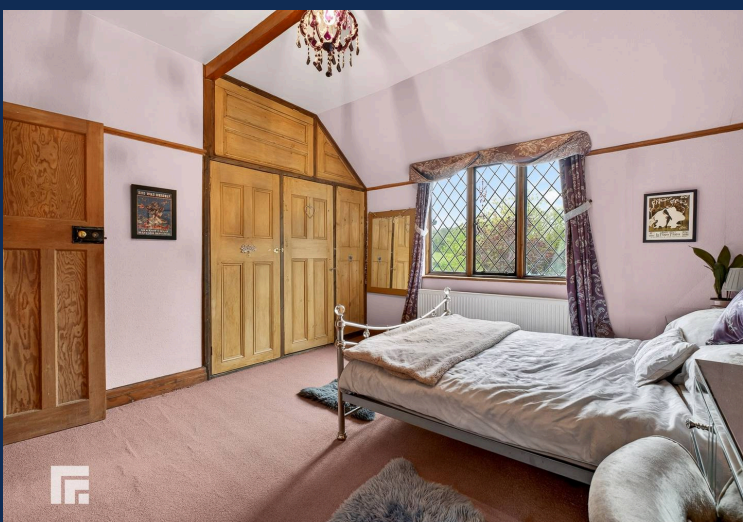
REAR GARDEN

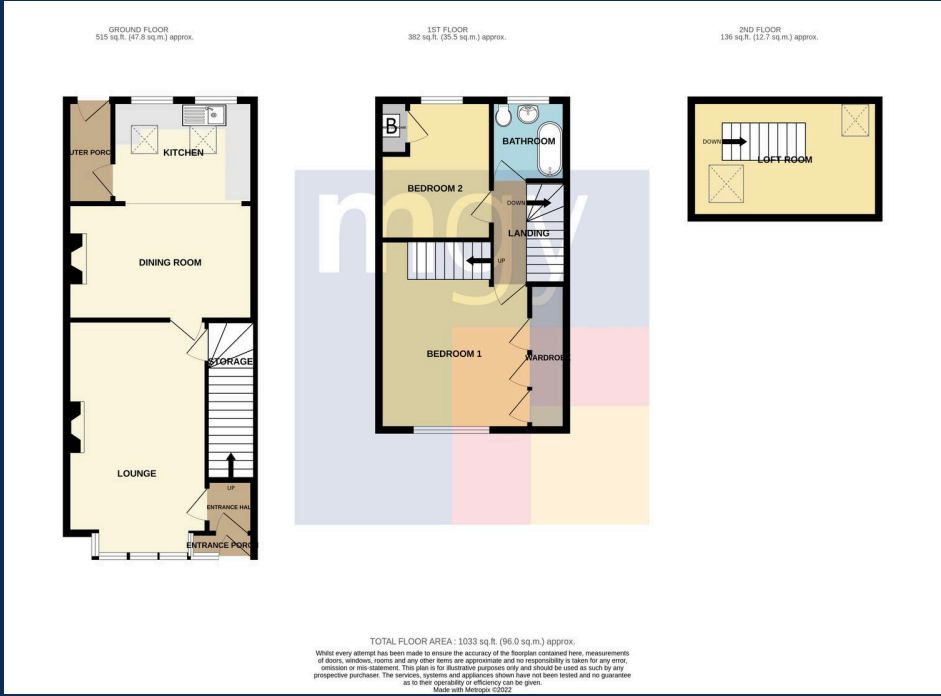
Entered via a wooden gate. Courtyard area for three cottages.

ALLOCATED PARKING

1 Parking Space

Close by is a shared car park with two allocated car parking spaces for number one Bronant.





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