



## Crud Yr Awel, Heol Y Parc

£725,000 Freehold

**\*\* FULLY RENOVATED AND BEAUTIFULLY PRESENTED \*\* FOUR BEDROOM DETACHED \*\* LARGE REAR GARDEN \*\***

An exceptionally beautifully presented, four bedroom detached family house in the sought after area of Pentyrch. The property has been lovingly renovated to create a magnificent family home. Entrance leading to the open plan entrance dining hall, cloakroom, large lounge with wood burner and natural wood flooring, modern fitted kitchen with integrated appliances and Corian worktops with a central island, spacious utility room. To the first floor are four good sized bedrooms, primary with modern ensuite shower room and then there is a separate quality family bathroom. Gas central heating, uPVC double glazed windows. Large driveway to front and a sizeable enclosed rear garden laid mainly to lawn. EPC Rating: TBC

Council Tax band: G

Tenure: Freehold

## **ENTRANCE**

Approached via a composite entrance door opening into the dining hallway.

## **DINING HALLWAY**

Dimensions: 29' 1" x 14' 7" (8.88m x 4.47m). An exceptionally spacious entrance dining and hallway with ample space for large family dining table. Overlooking the large rear garden. Under stairs storage cupboard housing the 'Baxi' combi gas central heating boiler. Two storage cupboards. Staircase to first floor. Two radiators. Openings to kitchen and lounge. Tiled flooring.

## **CLOAKROOM**

White suite comprising low level wc, vanity wash basin with storage below. Tiled flooring. Radiator.

## **LOUNGE**

Dimensions: 26' 11" x 17' 0" (8.22m x 5.19m). An excellent sized principal reception with large window to front and patio doors to the rear garden. Quality herringbone effect natural wood flooring. Feature inset wood burner. Two radiators.

## **KITCHEN**

Dimensions: 16' 1" x 14' 11" (4.92m x 4.56m). Quality 'Leicht' fitted kitchen. Well appointed along two sides in matte profile handleless fronts beneath corian worktop surfaces. Inset large sink with worktop side drainer. Inset four ring 'Neff' induction hob with build in extractor fan. Two integrated dishwashers. Integrated full size fridge and freezer. Integrated bin cupboard. Integrated two ovens. Central large island with an abundance of storage and matching work surface above. Recessed spotlights. Tiled flooring. Radiator. Door to utility.

## **UTILITY ROOM**

Dimensions: 14' 10" x 6' 1" (4.53m x 1.87m). With units and worktops to two sides. Inset sink with mixer tap. Plumbing for washing machine and space for tumble dryer. Window to rear. Door to garden. Tiled flooring. Radiator.

## **FIRST FLOOR**

### **LANDING**

Approached via a single rising staircase leading to the central landing. Window overlooking the rear garden. Linen storage cupboard. Access to roof space. Radiator.

## **BEDROOM ONE**

Dimensions: 13' 9" x 12' 11" (overall)(4.21m x 3.96m). Overlooking the entrance approach, a good sized primary bedroom. Radiator. Door to ensuite.

## **ENSUITE SHOWER**

Quality white suite comprising low level wc, vanity wash basin with storage below, walk in shower cubicle with twin head shower, Terrazzo tiled flooring and splashback. Obscured glass window to front. Heated towel rail. Extractor fan. Recessed spotlights.

## **BEDROOM TWO**

Dimensions: 13' 10" x 10' 11" (4.23m x 3.35m). Large window overlooking the rear garden and Pentyrch rugby field behind, an excellent sized second bedroom. Radiator.

## **BEDROOM THREE**

Dimensions: 10' 3" x 8' 11" (3.13m x 2.72m). Overlooking the rear garden, a good sized third bedroom. Built in wardrobe. Radiator.

## **BEDROOM FOUR**

Dimensions: 11' 5" x 6' 11" (3.48m x 2.13m). With window to side, a good sized fourth bedroom. Built in wardrobe. Radiator.

## **FAMILY BATHROOM**

Modern white suite comprising low level wc, vanity wash basin with storage below, panelled bath with twin head shower above and swivel shower screen. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to front. Extractor fan. Recessed spotlights. Heated towel rail.

## **Additional Information**

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.



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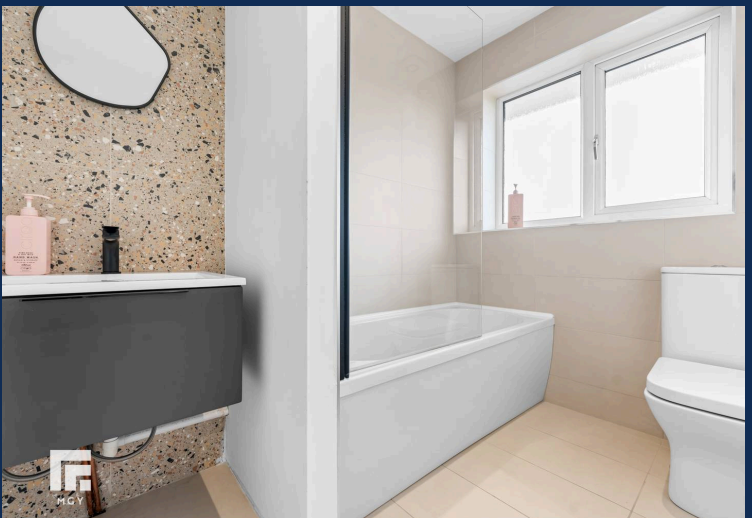
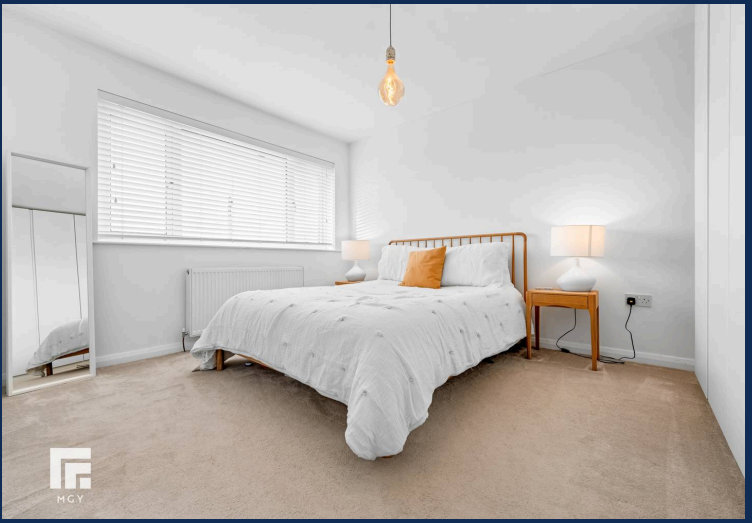


### **REAR GARDEN**

With large concrete patio area leading onto a sizeable area of lawn. Enclosed by timber fencing and backing onto Pentyrch rugby field. Timber built storage with covered BBQ area to side and covered wood store. Gate to side leading to front.

### **FRONT GARDEN**

With large area for parking to front with well stocked borders of plants, shrubs and trees with low level brick wall to boundaries



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