



**76 Maes Y Sarn, Pentyrch**

Cardiff

In Excess of **£530,000**

**fortis**





## 76 Maes Y Sarn

Pentyrch, Cardiff

\*NO CHAIN\* Welcome to Maes y Sarn where we are delighted to present an extended five-bedroom detached family home nestled in the picturesque village of Pentyrch. Located in a tranquil cul-de-sac, this residence offers the perfect blend of modern and spacious living. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





### Hallway

Entering through the front door, the carpeted hallway features a large window and radiator. There is a ceiling light point and also power points available. The stairs lead to the landing whilst the doors on the ground floor lead to lounge, dining room, kitchen, shower room and reception room.

### Lounge

Spacious carpeted lounge boasts a large window overlooking the front garden and an additional window to the side of the property. There is a wall mounted fireplace feature, a radiator, a ceiling light point and power points. This room features double doors that lead to the dining room, making it a versatile space, and a door to the hallway.

### Dining Room

Bright dining room features a large window, a ceiling light point and a radiator. Doors lead to the hallway and the lounge.

### Kitchen

Benefiting from lower and upper cabinetry the partially tiled kitchen offers ample storage. It features a large window overlooking the garden, an integrated hob and space for an integrated oven. There is an overmount sink with draining board and there are power points available at counter top level, suitable for appliances. The room also houses a radiator, a ceiling light point and has doors leading to hallway and utility room.

### Utility

Housing the boiler, the utility room offers ample space for appliances, upper and lower cabinetry complete with a sink and draining board. It benefits from tiled flooring as well as a door that leads to the garden. This door, along with a large window, features textured glass and offers light to the space. There is also a ceiling light point and a door leading to the kitchen diner.







### Reception Three

Large reception room is carpeted and features a window on the front elevation of the property and radiator. It also has a wall mounted fireplace feature and ceiling light point. There is also access to powerpoints. The door leads to hallway.

### Shower Room

Tiled shower room features shower, toilet, sink, radiator and ceiling light point. A textured glass window also lends light to the space. The door leads to hallway.

### Landing

Carpeted landing offers attic access and doors to all of the property's bedrooms and the bathroom. It is lit with a ceiling light point.

### Bedroom One

Large main bedroom features an in-built mirrored wardrobe, two pendant ceiling light points and a radiator. The large window sits on the front elevation of the property. Door leads to the landing and there is an archway in the room leads to en suite. Power point available.

### Ensuite

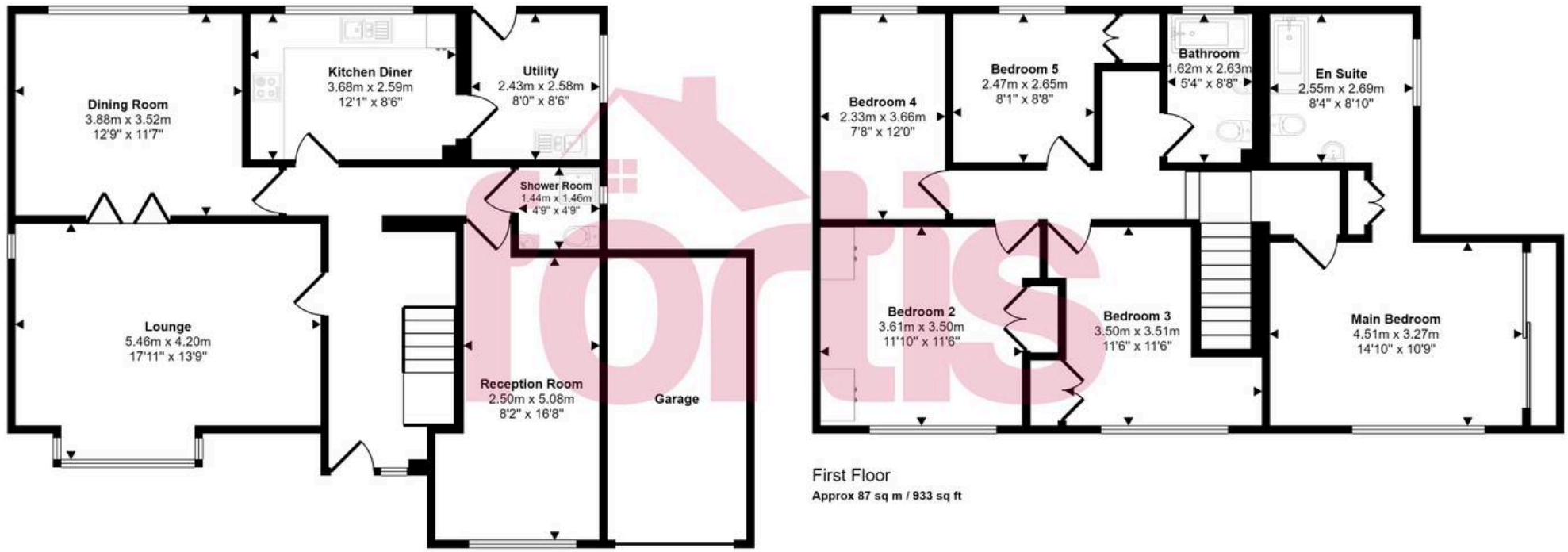
Entering through an archway, connecting to the main bedroom, the spacious and partially tiled en suite offers a corner bath with steps, a toilet and a pedestal sink. Bright, the room is lit by a large textured window to the side of the property and two ceiling light points. The en suite also features a radiator and inbuilt storage.

### Bedroom Two

This carpeted bedroom features a window overlooking the front garden, in-built storage, a radiator, a ceiling light point and power point access. Door leads to landing.



Approx Gross Internal Area  
185 sq m / 1991 sq ft



Ground Floor  
Approx 98 sq m / 1058 sq ft

First Floor  
Approx 87 sq m / 933 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.



### **Bedroom Three**

This carpeted bedroom features a large window overlooking the front garden, in-built storage, a radiator, a ceiling light point and power point access. Door leads to landing.

### **Bedroom Four**

This carpeted bedroom features a window overlooking the garden, a radiator, and a ceiling light point. Door leads to landing.

### **Bedroom Five**

This carpeted bedroom features a window overlooking the garden, in-built storage, a radiator, a ceiling light point and power point access. Door leads to landing.

### **Bathroom**

Tiled bathroom hosts a shower bath, pedestal sink, toilet and heated towel rail with a window to the rear elevation and a ceiling light point.

### **Garden**

Large tiered garden boasts lawn and patio areas. The substantial patio has steps an additional patio area at the top of the garden.

### **GARAGE**

Single Garage

Single integral garage is situated at the end of the driveway, offering easy access.

### **DRIVEWAY**

2 Parking Spaces

