



## A SUBSTANTIAL DETACHED FAMILY HOME WITH BEAUTIFUL COUNTRYSIDE VIEWS

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BRYNGLAS, HEOL PANTYGORED,  
PENTYRCH, CARDIFF CF15 9NE

savills

## A SUBSTANTIAL DETACHED HOME SET IN BEAUTIFUL MATURE GROUNDS WITH COUNTRYSIDE VIEWS

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Arts and crafts house ♦ Set within beautifully manicured gardens  
♦ On the edge of the village with great transport links ♦  
Magnificent countryside views ♦ Two driveways and two garages  
♦ EPC rating = F

### Situation

Pentyrch is an affluent village and community on the outskirts of Cardiff. There are a host of local amenities from shops, pubs and a restaurant to a very popular Primary School.

### Description

Brynglas is a pretty, arts and crafts style house set in beautiful grounds with exceptional countryside views.

Entered via double doors onto a large tiled porch, currently used as an office' there is a further set of double doors opening onto the generous hallway with fitted carpet, stairs to the first floor and under stairs cupboard.

The living room has fitted carpet, coving, a large box bay window and a further window to the side taking in views of the garden and surrounding countryside. Double doors open onto the dining room with fitted carpet and a picture window with countryside views.

The Sun room has fitted carpet, glazing to 2 sides, again with views of the garden and countryside and a door to the garden.

The kitchen has a tiled floor, wall and base units with worktops over. Integrated appliances include an induction hob with extractor over, double oven, warming drawer, microwave and dishwasher.

The utility room has space and plumbing for a washing machine and tumble dryer as well as space for a fridge freezer. There is a door to the integral garage and double doors to the front driveway. The integral garage has power and light and an electric up and over door. There is a store room to the back with wc and a door to the garden. A further wc off the entrance hall completes the downstairs accommodation.

A staircase takes you to the generous first floor landing with window to the side.

The master bedroom has fitted carpet, fitted wardrobes and windows to the front and side providing countryside views. The en suite has a tiled floor and



walls with a vanity wash hand basin, shower cubicle and heated towel radiator.

Bedrooms 2 and 4 have fitted wardrobes and views over the garden and countryside, whereas bedroom 3 has a window to the side.

The bathroom has tiled walls, vanity wash hand basin with ample storage, a large corner bath with shower attachment and window to the side. There is a separate wc.

Outside, the garden is beautifully manicured with a large lawn, shrub borders, raised planters, hedgerow to the front and glorious views over the countryside. There are various seating areas, perfect for al fresco dining.

To the front of the property is a gated pathway leading to the front door and a driveway leading to the integral garage.

There is a rear driveway leading to a detached garage, with storage room to the rear.

**Tenure:**

Freehold

**Local Authority:**

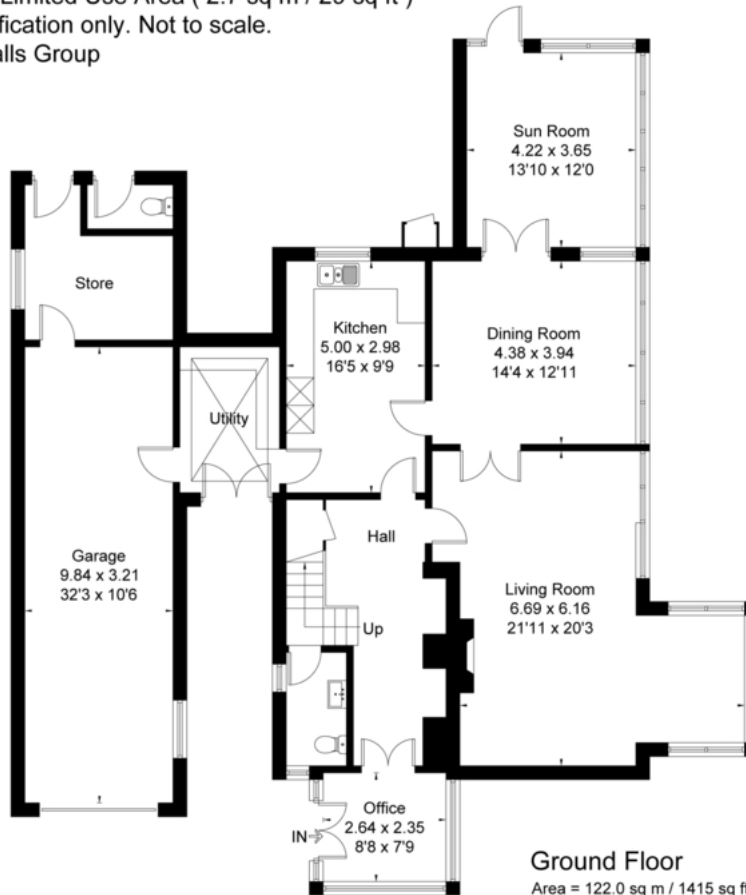
Cardiff

**Viewing:**

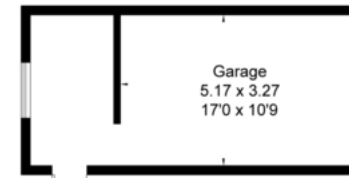
Strictly by appointment with Savills



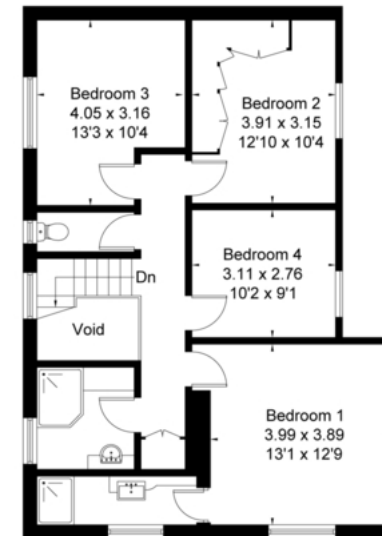
Approximate House Area = 194.4 sq m / 2092 sq ft (Excluding Void)  
 Garage / Store = 42.9 sq m / 462 sq ft  
 Outbuilding = 23.1 sq m / 249 sq ft  
 Total = 260.4 sq m / 2803 sq ft  
 Including Limited Use Area ( 2.7 sq m / 29 sq ft )  
 For identification only. Not to scale.  
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**Ground Floor**  
 Area = 122.0 sq m / 1415 sq ft  
 (Limited Use Area = 2.6 sq m / 28 sq ft)



(Not Shown In Actual Location / Orientation)



**First Floor**  
 Area = 72.4 sq m / 779 sq ft  
 (Limited Use Area = 0.1 sq m / 1 sq ft)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>31</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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