





76 Maes Y Sarn, CF15 9QR

Virtual Tour: <https://bit.ly/>

£560000.00

#### Entrance/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.

#### 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.

#### Kitchen Diner

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

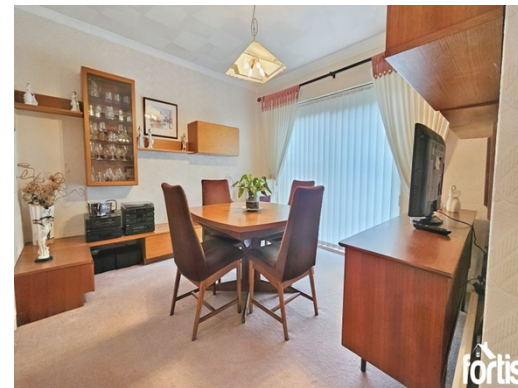
Housing the boiler, the utility room offers ample space for appliances, upper and lower cabinetry complete with a sink and draining board. It benefits from tiled flooring as well as a door that leads to the garden. This door, along with a large window, features textured glass and offers light to the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

#### 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.

#### Main Bedroom

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.







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.

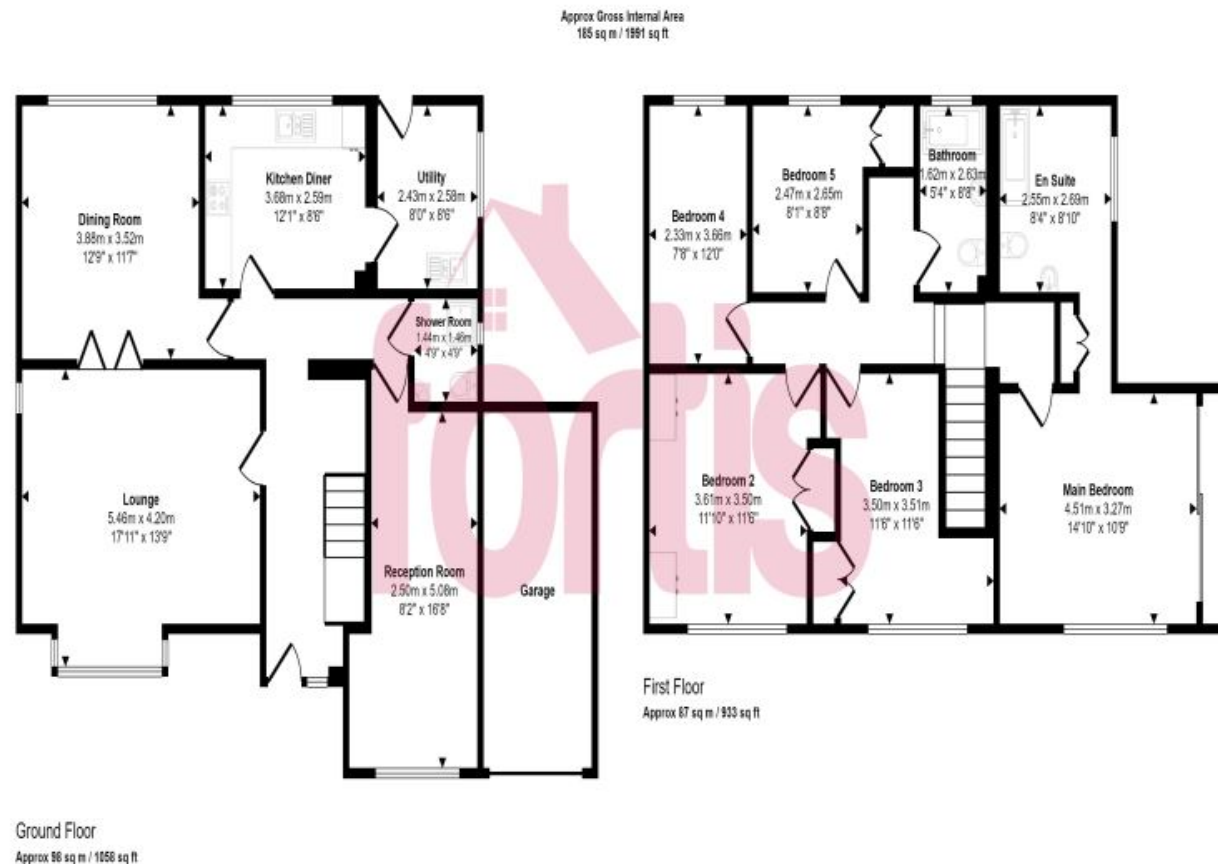
As you step into this charming abode, you're greeted by an inviting ambiance that flows effortlessly throughout. The ground floor boasts three generously sized reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The heart of the home lies in the well-appointed kitchen, complete with modern appliances and ample storage space, making meal preparation a delight. Adjacent to the kitchen, you'll find a convenient utility room, ensuring practicality and convenience in daily chores.

Convenience is amplified with a ground floor shower room, providing added comfort for guests and residents alike. Ascend the staircase to discover five spacious bedrooms, including an large master bedroom featuring its own ensuite bathroom, offering a serene retreat after a long day. Outside, a private rear garden awaits, perfect for alfresco dining or simply unwinding amidst nature's beauty. Parking is made easy with ample space available, supplemented by a garage providing additional storage or secure parking for your vehicle. The house has been well maintained by the current owners but would benefit from modernisation. But that said, it still epitomises the essence of family living, offering a harmonious blend of comfort, and convenience in a sought-after location. Don't miss the opportunity to make this exquisite your new home.



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



This floor plan is only for illustrative purposes and is not to scale. Measurements of rooms, floors, ceilings and walls are approximate.

## General Information

**Fixtures & Fittings:** All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.

**Tenure:** Freehold

**Viewing:** By appointment only through Fortis

**Agent's Notes:** While we endeavour to make our sales details accurate and reliable, please contact the office for clarification on any point. None of the statements contained in the particulars of this property is to be relied on as statement of fact. Photographs are used to illustrate the style of property and do not imply that any items shown are included within the sale price.



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