PANTMAWR ROAD

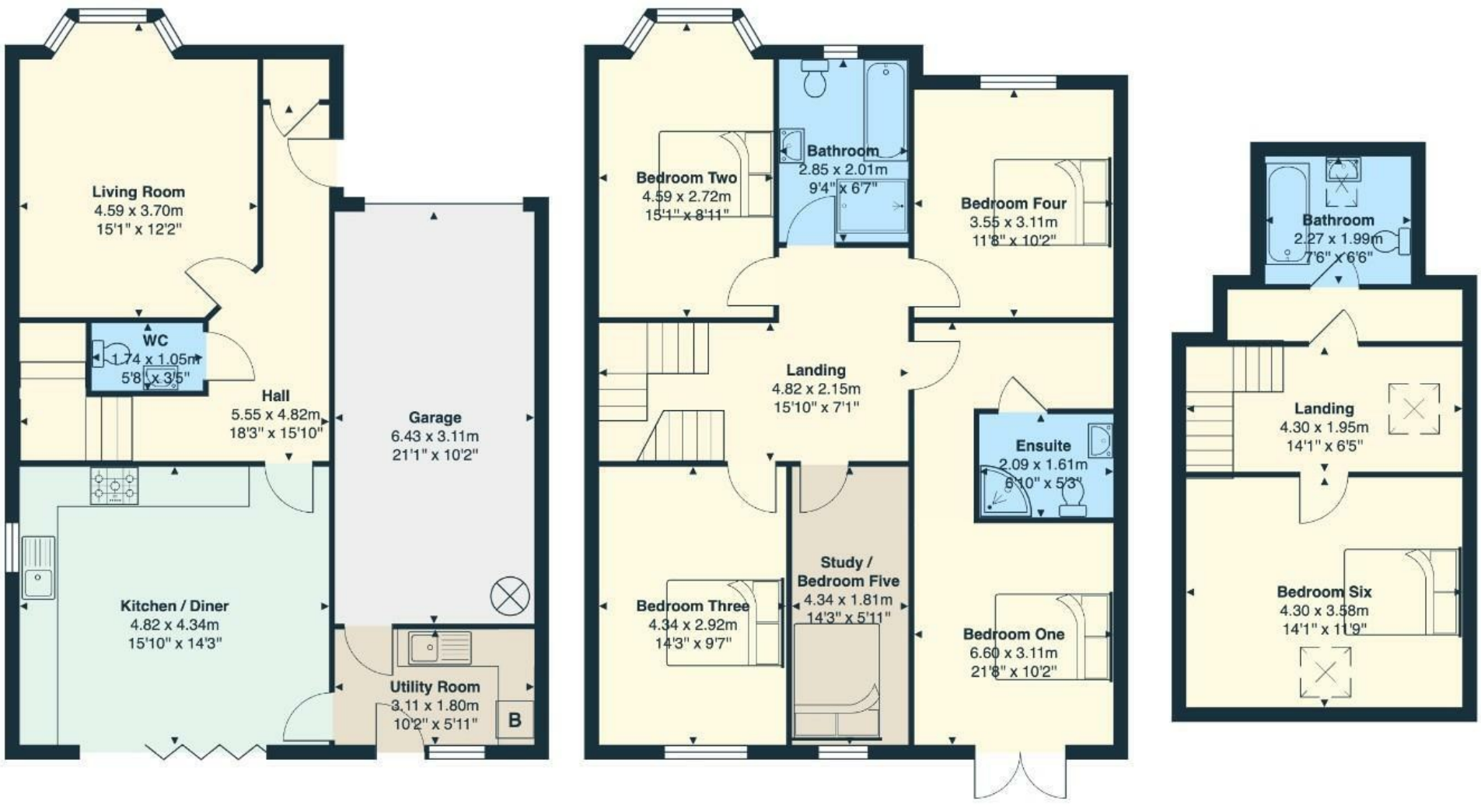
WHITCHURCH

CARDIFF'S HOME FOR

STYLISH SALES

& LETTINGS

JeffreyRoss



Pantmawr Road, Rhiwbina, CF14 7TB

Total Area: 196.3 m² ... 2113 ft²

All measurements include the Garage and are approximate and for display purposes only

A stylish property we designed and in a great location with great links to A48/M4.

Comments by - Mr Elliott Hooper-Nash

PANTMAWR ROAD

WHITCHURCH, CF14 7TE - OFFERS IN EXCESS OF - £550,000

6 Bedroom(s) 3 Bathroom(s) 2113.00 sq ft

Welcome to Pantmawr Road, Whitchurch, Cardiff - a stunning location for this impressive detached house. This property boasts not only 2 reception rooms but also 6 spacious bedrooms and 3 modern bathrooms, providing ample space for a growing family or those who love to entertain.

This new build property offers a contemporary design and all the conveniences of modern living. With a generous 2,113 sq ft of living space, including a garage, there is plenty of room to make this house your home.

One of the standout features of this property is the 10-year premier guarantee / new build warranty, providing peace of mind for any potential buyer. The absence of a chain makes the purchasing process smoother and quicker, allowing you to move into your new home without delay.

Located in a desirable area, this property offers a perfect blend of tranquillity and convenience. Don't miss out on the chance to own this beautiful new build home in Whitchurch - book a viewing today!

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
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Elliott@jeffreyross.co.uk
Director

Entrance Hallway
5.55m x 4.82m widest points (18'2" x 15'9" widest points)

Living Room
4.59m x 3.70m (15'0" x 12'1")

Downstairs WC
1.74m x 1.05m (5'8" x 3'5")

Kitchen / Diner
4.82m x 4.34m (15'9" x 14'2")

Utility room
3.11m x 1.80m (10'2" x 5'10")
Access to garage and garden

Garage
6.43m x 3.11m (21'1" x 10'2")
Electric door, underfloor heating controls and pressurised water tank. This room could easily be converted to another reception room if needed (POA - Price on application)

To the first floor

Landing
Doors to all five bedrooms, family bathroom and stairs to second floor

Master Bedroom
6.60m x 3.11m (21'7" x 10'2")
Benefits french doors and Juliet balcony, dressing area and door to:

Ensuite

Bedroom Two
4.59m x 2.72m (15'0" x 8'11")

Bedroom Three
4.34m x 2.92m (14'2" x 9'6")

Family Bathroom
2.85m x 2.01m (9'4" x 6'7")

Bedroom Four
3.55m x 3.11m (11'7" x 10'2")

Bedroom Five / Study
4.34m x 1.81m (14'2" x 5'11")

To the second floor

Landing
4.30m x 1.95m widest points (14'1" x 6'4" widest points)

Bedroom Six
4.30m x 3.58m (14'1" x 11'8")

Bathroom
2.27m x 1.99m (7'5" x 6'6")

Garden
Large patio area and side access. fenced boundary and lawned garden

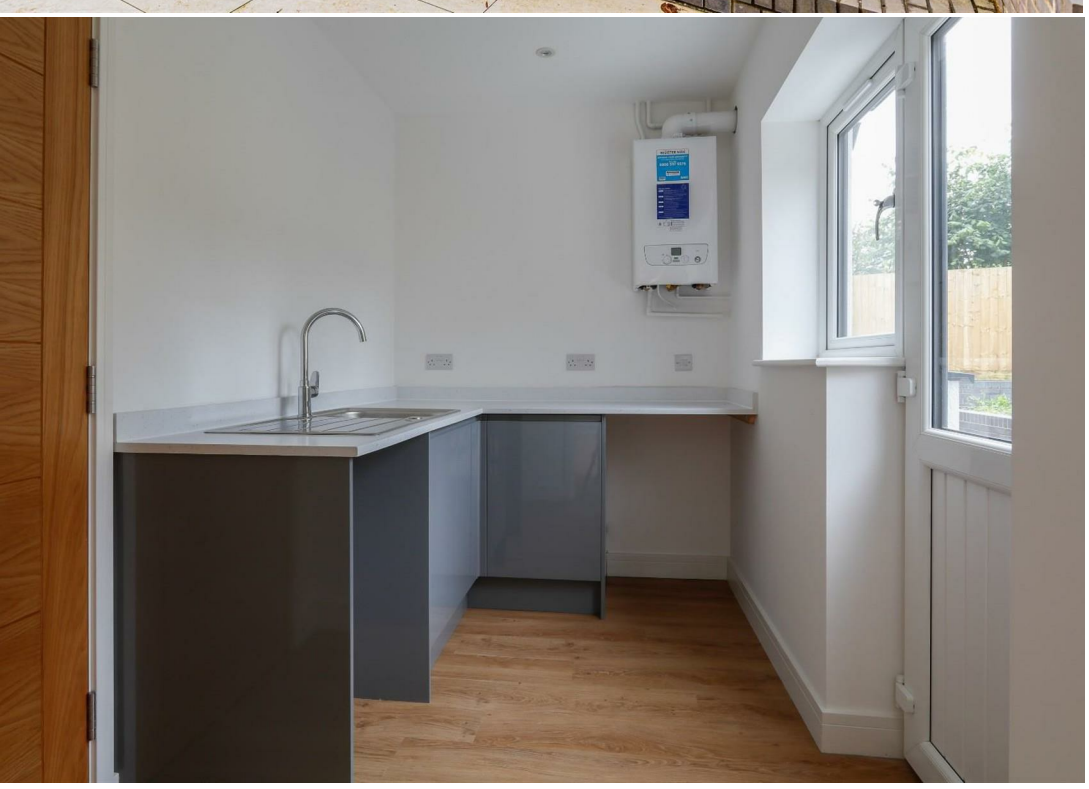
Driveway
Parking to the front for 2 cars

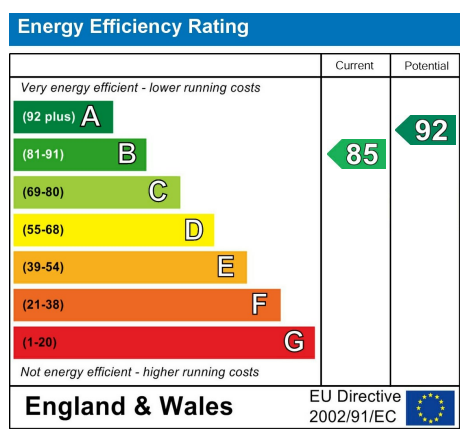
Tenure
We are advised by the owner that the property is Freehold, this is to be confirmed by your legal advisor.

Warranty
10 year Premier Guarantee from completion

Council Tax
New Build Rating

Additional Information
Underfloor heating on the ground floor
Fully double glazed
Gas central heating
Bi-folding doors onto the garden
New built warranty
Further options can be priced as builders are still on site until the end of September.




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
85
92
England & Wales
EU Directive 2002/91/EC