

PENMYNYDD  
*Garth Hill*





## WELCOME

The original section of Penmynydd dates back to the 18th century and retains classic charm with original stone walls and beamed ceilings, which blend seamlessly with the light-filled extension, creating a beautiful family home that perfectly balances historic elegance with modern comfort.

This delightful property boasts a spacious layout with 5 charming bedrooms, making it an ideal choice for modern family living.

Perched on Garth Hill, it offers a unique setting with unparalleled panoramic views, often hailed as the best in Cardiff, with wonderful walking routes on the doorstep.





## I N V I T I N G

Gates lead to a gravelled parking area with space for several vehicles.

The oak porch is a sunny entrance with a glazed roof and space for storing boots and coats.

Step inside the hall where the original stone wall is exposed as a gentle nod to the property's history.



“  
You never  
get bored  
of the  
view; it  
takes my  
breath  
away  
every day.  
”

## FAMILY DINING

The dining room is an excellent space for entertaining for a formal dining experience. Oak covers the floor, and a lovely powder-blue Rayburn is positioned in the corner, which is a clue that this room was once the kitchen.

At the rear of the dining room, you will find a useful WC and utility room where you will find the boiler and plumbing for a washing machine.



“  
At the heart of the  
room, the soft blue  
Rayburn stands like  
*a quiet memory* — a  
nod to the past that  
gently warms the  
present  
”



## COSY & CONNECTED

The living room is in the 18th-century part of the property, with the original stone walls and a cosy fireplace. There is plenty of space for sofas to enjoy lovely evenings in front of the TV or curling up with a good book from the built-in bookshelves.

Bi-fold doors open into the garden room, where the glazing and roof lantern flood the space with natural light. This is a fantastic family space, which opens up further into the kitchen. This open-plan area is perfect for the whole family to be together, as well as fabulous for entertaining.

During the warmer months, open the double doors that lead to the south-facing terrace, creating a seamless connection with the outside.



## THE HEART OF THE HOME



An archway from the garden room leads into the kitchen, the heart of the home, where the east-facing windows allow the rising sunlight to pour into the space in the morning. Friends and family gather here to chat and enjoy meals together in an informal setting. White shaker-style units are fitted and topped with granite worktops, providing plenty of workspace and storage. There is a double Belfast sink unit positioned in such a way as to benefit from the magnificent views whilst you are washing up, although there is an integrated dishwasher if you would prefer. There is an American-style fridge freezer with a built-in wine rack above. A Lacanche range-style electric double oven and induction hob await the chef of the home to rustle up all manner of culinary delights. A door leads from here back into the front hallway, offering a lovely flow through the house, which is fantastic when entertaining.

"The house has been wonderful for raising our family, and we have made so many great memories here."





## TIME FOR BED

Climb the stairs to the first floor, where you will find the principal bedroom, a haven of peace to rest after a long day with outstanding views across the vista. The en suite bathroom is luxurious, with a free-standing bath taking centre stage. There is a wash hand basin unit, WC, and a large walk-in shower with a drying area. A smaller bedroom, accessed from the landing by a few steps, serves as a dressing room for the principal bedroom. Built-in wardrobes fill two walls, and there is a space for a seat or dressing table in front of the window.

The second bedroom has two windows overlooking the views, a built-in wardrobe, and an en suite shower room, making it an ideal guest room. Another smaller bedroom on this floor is a lovely home office space with bookshelves fitted but could serve many purposes, including a sixth bedroom if required.



"The house has been wonderful for raising our family, and we have made so many great memories here."



On the second floor, there are three bedrooms. Each is spacious with plenty of head height and takes full advantage of the fantastic views with window seats or space to position a desk.

A bathroom with a shower, wash hand basin, and WC serves the bedrooms on this floor.



"The children had such a fantastic childhood in this home, with the freedom to play and explore safely."



## PEACE AND PRIVACY

Enjoy long summer afternoons with the panoramic view as a backdrop, sitting on the paved terrace as you enjoy a coffee or perhaps something a little stronger.

There are tiered lawned areas with mature flower-filled borders, established trees and impressive Rhododendrons and Camellias with their bright floral display.

The pond attracts a wide variety of insects and wildlife, and there is a vegetable plot where you can grow your own fruit and vegetables.

## OUT AND ABOUT

Pentrych is an affluent village on the outskirts of Cardiff, with a real sense of community and lots to get involved in. There are musical performances to enjoy in an old converted chapel, a village shop, and a primary school, which also has a nursery.

The Kings Arms is a fantastic gastro pub for a lovely evening meal, perfect for special occasions or evenings you don't want to cook.

With a Tesco supermarket just a short drive away and Cardiff reachable in around 20 minutes, you'll find everything you need within easy reach.

Plus, with several train stations nearby offering routes into Cardiff, commuting to work is quick and straightforward.



## ASK THE OWNERS

where do I go when I need...



### Takeaway?

Treat yourself to a cosy night in with nearby options including Indian curries, Chinese dishes, and classic fish and chips—all just a short drive away.



### Bus stop?

10-minute walk from the house to Pentyrch shops where the bus goes direct to Cardiff City centre.



### School?

Catchment schools are Pentyrch Primary and Radyr Comprehensive (English), and Ysgol Creigiau and Plasmawr (Welsh), all well-regarded local options.



### A walk?

Garth Hill is a popular destination for walks near Cardiff. There are several circular routes and trails.



### Dinner?

Family Friendly Sunday Lunch at De Courceys, Cardiff or a short drive to Caesars Arms in Creigiau.



### A pub?

Lots of local choice – The Lewis Arms, The Kings Arms, and The Gwaelod-y-Garth Inn, to name just a few – perfect for a well-earned sit-down after a walk up Garth Hill.



### Bread and milk?

Pick up your daily essentials from the local Co-op or village store, both offering friendly service and convenient access.



### A gym?

Keep fit with classes, cardio, and weights at the well-equipped gym in Taff's Well, just a few minutes away by car.



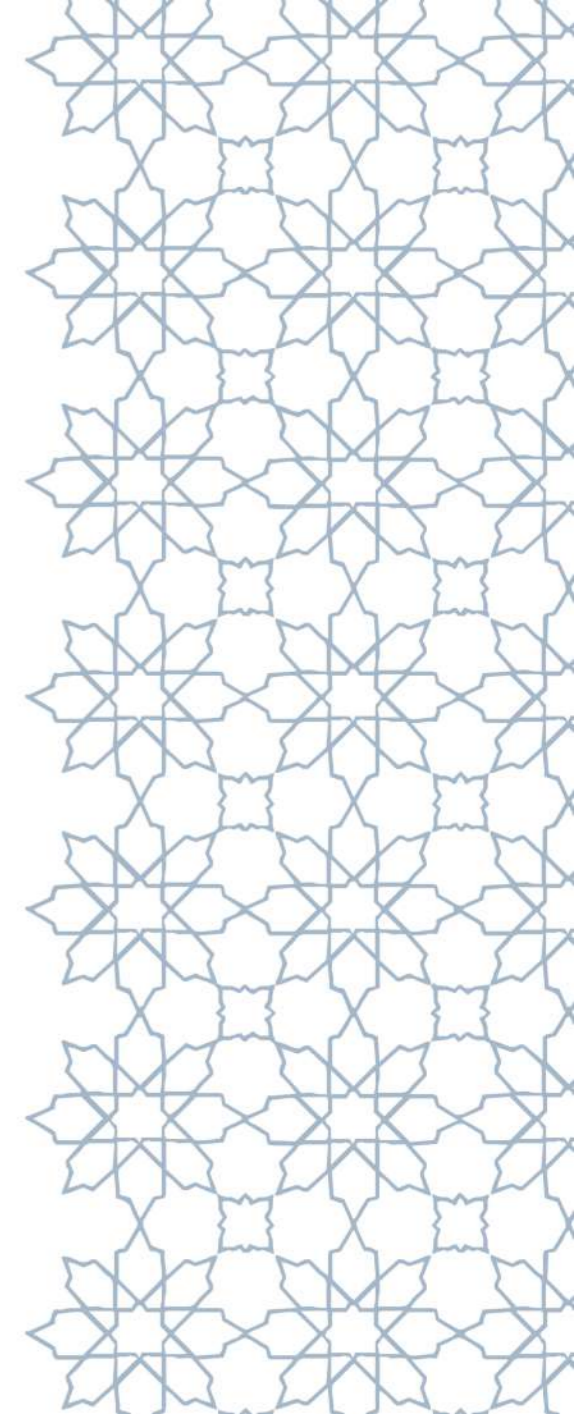
### A day out with the children?

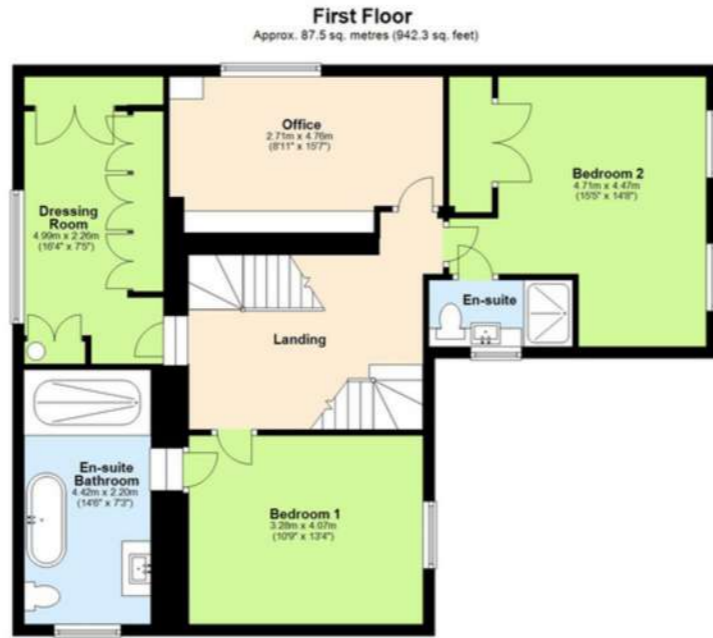
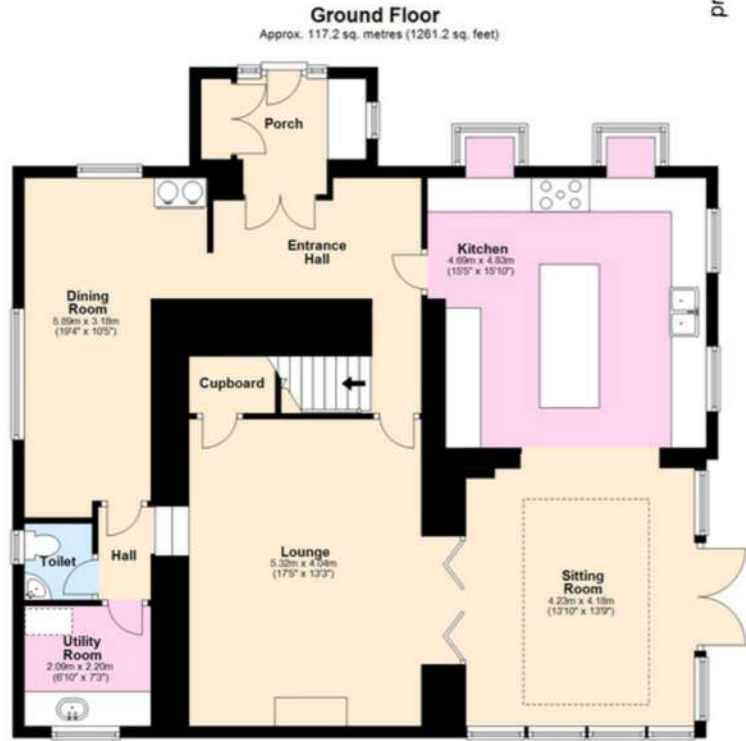
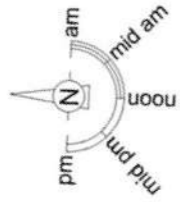
Spend the day exploring the scenic Garth Hill or wandering through the Forest Fawr trails, ideal for nature walks, picnics, and family fun.



### A quick bite?

Enjoy hearty pub meals and local ales at The Gwaelod-y-Garth Inn or The Lewis Arms, both perfect for a relaxed lunch or dinner close to home.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area  
 Ground Floor = 117.2 sq m / 1,261.2 sq ft  
 First Floor = 87.5 sq m / 942.3 sq ft  
 Second Floor = 86.4 sq m / 929.6 sq. feet  
 Total = 291.1 sq m / 3,133.1 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

## FINER DETAILS

### Home:

- Detached home
- Built in the 18<sup>th</sup> century
- Not listed
- Freehold
- 5 bedrooms
- Rural countryside location

### Services:

- Mains electricity
- Cesspit
- Mains water
- Oil central heating
- BT internet

### Grounds and Location:

- Private parking for upto 5 cars
- Large tiered garden
- Patio area with pond
- Perfect location for walking, hiking and climbing
- Unbeatable panoramic views of Cardiff
- 15-20 minute drive to the Cardiff City Centre



SITE PLAN

# PENMYNYDD

## *Garth Hill*

Penmynydd, Garth Hill, Pentyrch, CF15 9NS

**DIRECTIONS:** From Cardiff city centre, join the A470 northbound, following signs for Merthyr Tydfil, and continue for approximately 5 miles. Take the exit for Taff's Well (B4262/A4054), and at the Taff's Well interchange, take the first exit onto Main Road (B4262). At the next roundabout, take the third exit to stay on Main Road. Continue straight onto Heol Goch, then turn right onto Heol Y Pentre. From there, turn right onto Mountain Road. After around half a mile, follow the road as it bends to the right, then take a slight left, followed by a final left turn into Penmynydd.

 WHAT3WORDS: [ruby.spout.about](https://www.what3words.com/ruby.spout.about)

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**HARPER**  
*Signature*

To view Penmynydd  
Call: 02921 696969  
Email: [hello@harpersignature.co.uk](mailto:hello@harpersignature.co.uk)



SCAN ME  
TO FIND  
OUT MORE