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MR HOMES
SALES & LETTINGS



Pentrebane Road
Cardiff. Pentrebane.
CF5 3RB

Guide Price £249,950 - £259,950
Freehold

Pentrebane Road, Pentrebane. Cardiff. CF5 3RB.

- NO CHAIN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- LARGE ENCLOSED REAR GARDEN
- FITTED BATHROOM
- SEPARATE W.C.
- STORE ROOM
- FREEHOLD
- GAS CENTRAL HEATING



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EPC Rating = C Council Tax Band = C
NO CHAIN

MR HOMES are Delighted to offer *FOR SALE* this spacious three bedroom, well presented family home. Pentrebane Road is set in a welcoming, family orientated community. Short drives to parks schools and a leisure centre offering a swimming pool, gym and sports facilities. There are also several GP Surgeries and dental practices located within a few miles. The area also has multiple bus routes providing regular services to Cardiff City Centre and surrounding areas. The nearest train stations are Fairwater and Danescort; and offers convenient road links to A48, A470 and the M4 motorway.

The catchment Primary Schools are: Ysgol Gymraeg Nant Caerau and Fairwater Primary. Secondary Schools are: Cantonian High School and Ysgol Gyfun Gymraeg Plasmawr. The Property Comprises of Hallway, Two Reception Rooms, Fitted Kitchen, Three Bedrooms, Family Bathroom and Separate W.C., Fully Enclosed large Rear Garden the Property Further Benefits from having Gas Central Heating Powered by a Combination Boiler, uPVC Double Glazing

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE
CONTACT MR HOMES: 02920 204 555 option 4**

To submit your offer, please visit: **Make an Offer**
(mr-homes.co.uk) or call the Branch and speak to a member
of the Sales Team



Front Garden

Concrete path to front, laid with lawn to either side, as well mature plants.

Entrance Hall

5' 7" x 6' 4" (1.70m x 1.93m)

Tiled flooring; access to Living Room and open plan to Kitchen; stairs rising to first floor; alarm panel

Storage Room

5' 1" x 6' 0" (1.55m x 1.83m)

To the front of the property, accessed via uPVC DOOR with Obscured DG Panel; concrete flooring; light and power;worktop; RCD Consumer Unit and Electricity meter; gas meter

Dining Room

12' 7" x 9' 6" (3.83m x 2.89m)

Laminate wood flooring; double radiator; uPVC DG window to front

Kitchen

15' 1" x 10' 0" (4.59m x 3.05m)

Tiled flooring; matching base and wall units with worktops over and tiled splash backs; stainless steel sink with stainless steel mixer tap; 4-ring gas hob with extractor hood over; HOOVER Electric fan over; double radiator; cupboard housing Potterton Gold Combi HE central heating boiler; uPVC DG window to rear and aluminium door with obscured DG panels providing access to rear garden

Living Room

11' 8" MIN x 13' 5" (3.55m x 4.09m)

Laminate wood flooring; double radiator; fireplace with three glass shelves; uPVC DG window to rear

First Floor Landing

2' 11" x 9' 7" (0.89m x 2.92m)

Carpeted; access to Bedrooms 1, 2 & 3 and WC and Family Bathroom; access hatch to loft

Bedroom 1

12' 9" x 11' 0" (3.88m x 3.35m)

Carpeted; double radiator; 2 x storage cupboards/wardrobes; uPVC DG window to front

Bedroom 2

13' 4" MAX x 10' 5" MAX (4.06m x 3.17m)

Carpeted; double radiator; uPVC DG window to rear

Bedroom 3

11' 9" x 7' 10" (3.58m x 2.39m)

Carpeted;double radiator; storage cupboard/wardrobe; uPVC DG window to front

WC

6' 5" x 3' 1" (1.95m x 0.94m)

Vinyl flooring; WC; radiator; uPVC Obscured DG window to rear

Bathroom

6' 11" x 6' 5" (2.11m x 1.95m)

Vinyl flooring ;partly tiled walls; panelled bath with separate hot and cold taps and mains powered shower over; pedestal Wash hand basin with separate hot and cold taps; radiator; extractor fan; uPVC Obscured DG window to rear

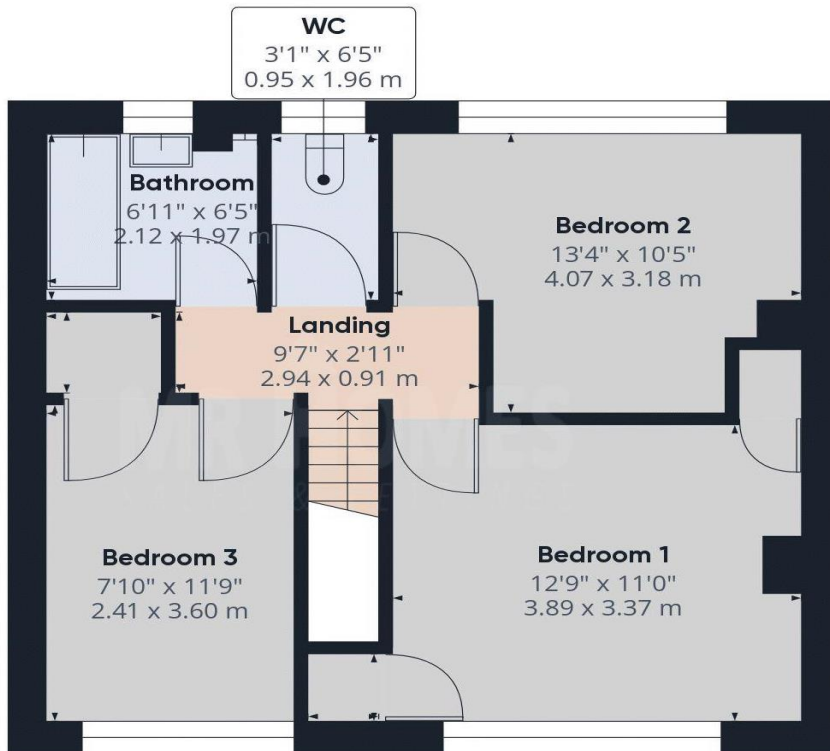
Rear Garden

Patio area laid to concrete; concrete footpath to rear of garden, laid to lawn on one side and different beds to other side, some with bark clippings, others with mature shrubs and bushes, enclosed on all sides with timber fencing





Floor 0



Floor 1

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

CARDIFF & THE VALE

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