



£200,000 Freehold

Pentwyn Terrace | Cardiff | CF3 2UL

Horn &  
Crabtree

At the end of this small no through road you'll find this mid-terrace house that offers three double bedrooms and attractive rolling field views, offered to the market with no onward chain.

Pentwyn Terrace is placed just under a mile from Marshfield Primary School meaning that this property will be popular amongst families and first time buyers. Within close proximity are local shops, post office and playing fields along with local public houses. The property briefly comprises: Entrance hall, cloakroom, lounge, kitchen/diner, three bedrooms and family bathroom. There is an enclosed rear garden and a communal front garden with an attractive mature tree central to a lawn area. Viewings of this great property can be arranged via our Heath branch.



### Hall

The property is entered via double glazed panelled door with matching side windows. Staircase rising to the first floor. Under stairs storage cupboard. Radiator. Large storage cupboard.

### Cloakroom

A two piece suite comprising: low level WC and wash hand basin. Double glazed window to the front elevation. Tiled walls. Vinyl flooring. Radiator.

### Lounge 11'4" x 13'9"

Double glazed sliding doors to the garden. Radiator. TV aerial point.

### Kitchen / Dining Room 18'2" max x 8'9"

An open plan kitchen / dining room with double glazed windows and doors to the rear elevation with aspect to the garden. Fitted with a range of matching wall and base units with cupboards and drawers offering storage facilities with complementary work surfaces over. Space for fridge freezer. Radiator. Four ring gas hob with cooker hood. Integrated oven and grill. Sink drainer unit. Integrated dishwasher. Laminate flooring to kitchen. Carpet to dining area.

### Landing

Double glazed window to the front

elevation. Airing cupboard with radiator and shelving.

### Bedroom One 12'8" max x 9'3" max

Double glazed window to the rear elevation. Fitted wardrobes with sliding mirror doors, Radiator.

### Bedroom Two 10'6" x 10'6" max

Double glazed window to the rear elevation. Built in wardrobe. Radiator. Loft access.

### Bedroom Three 8'7" max x 8'3" max

Double glazed window to the front elevation. Radiator. Built in cupboard.

### Bathroom 6'9" x 5'8"

A three piece suite comprising: WC, wash hand basin and panelled bath with shower over. Obscure glazed window to the front elevation. Walls are tiled. Tiled flooring.

### External

#### Front

Open communal garden with feature central tree.

#### Rear Garden

An enclosed rear garden, timber fencing and gate to the rear aspect. Paved patio area. Storage shed.

### Additional Information



We have been advised by the vendor  
that the property is Freehold.  
Council Tax - C  
EPC - D



*Hern and Crabtree*



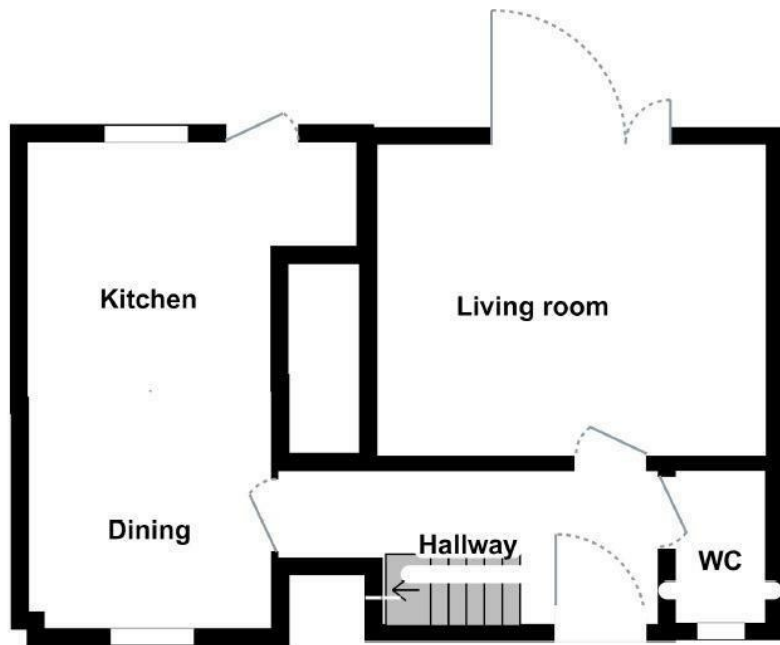
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*Hern and Crabtree*

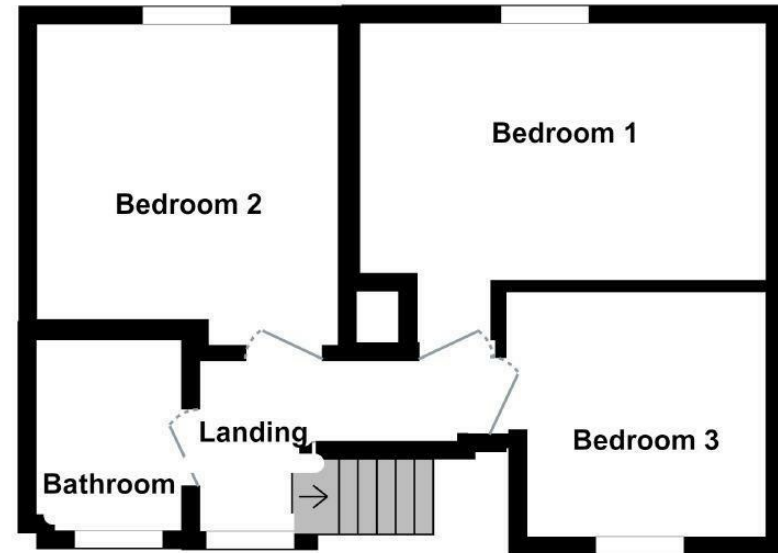


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For illustration purposes only. Not to scale.

Ground Floor

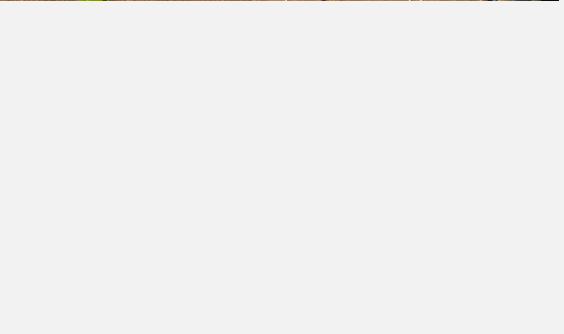
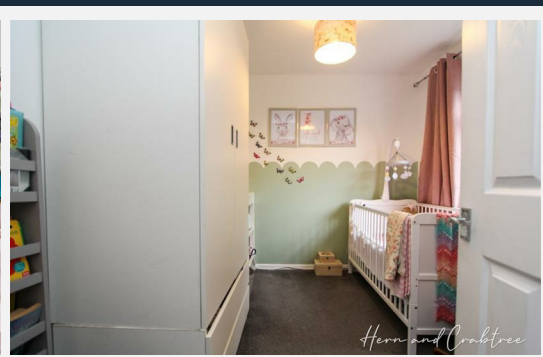
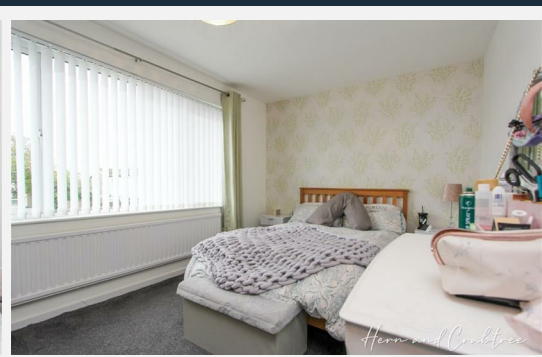
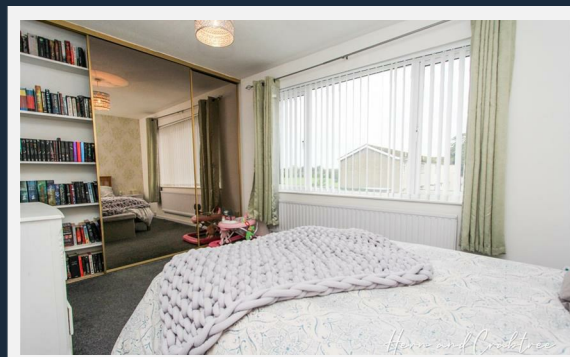


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Upper Floor

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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



304 Caerphilly Road, Heath, Cardiff, Cardiff, CF14 4NS  
Tel: 02920 620 202 Email: heath@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



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