



# Pentrebane Street

| Grange town | CF11 7LL



# PENTREBANE STREET

Guide Price £275,000

A traditional bay fronted family home situated in a very popular location in Grangetown, Cardiff - with easy access to the city centre and a huge range of amenities, all close at hand.

The property is offered for sale with no onward chain and could be a quick sale for a motivated buyer.

The accommodation is both spacious and versatile and in brief comprises: hall, living room, utility, dining room, a contemporary kitchen, landing, three bedrooms and a family bathroom. There is a further outside toilet with lighting.

To the rear of the property is a low maintenance garden with rear lane access.



## Front

Front forecourt garden.

## Hall

Enter via a wooden door to the front elevation with window over. Vinyl flooring. Panelling. Radiator. Stairs rising up to the first floor.

## Living Room

25'3" max x 11'10" max

Double glazed bay window to the front elevation. Vinyl flooring. Two radiators. Brickwork with wooden mantelpiece and hearth.

## Utility Room

One bowl sink and drainer. Plumbing for washing machine. Part tiled walls. Panelling. Tiled floor.

## Dining Room

9'10" max x 14'9" max

Double glazed window to the side elevation. Wooden laminate flooring. Radiator.

## Kitchen

10'2" max x 9'10" max

Double glazed windows to the side and rear elevation. Double glazed door leading to the garden. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Vinyl flooring. Radiator.

## Landing

Stairs rise up from the hall. Wooden handrail. Wooden bannister. Split level landing.

## Bedroom One

15'3" max x 11'3" max

Two double glazed windows to the front elevation. Radiator.

## Bedroom Two

11'5" max x 9'10" max

Double glazed window to the rear elevation. Radiator. Loft access hatch.

## Bedroom Three

9'6" max x 10'0" max

Double glazed window to the rear elevation. Radiator. Rear loft access hatch. Built-in storage cupboard with gas combination boiler.

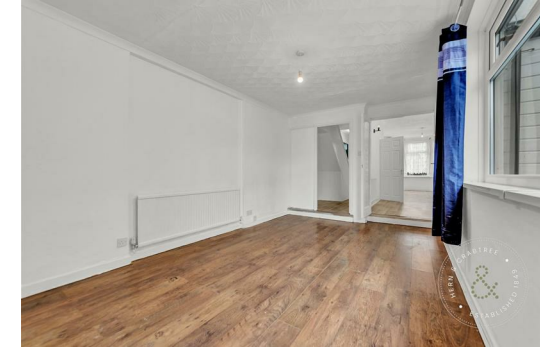
## Bathroom

6'0" max x 7'1" max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Bath with electric shower over. Radiator. Vinyl flooring. Tiled walls.

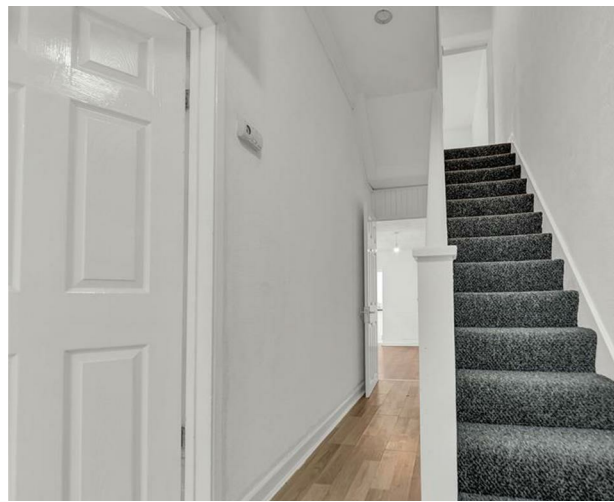
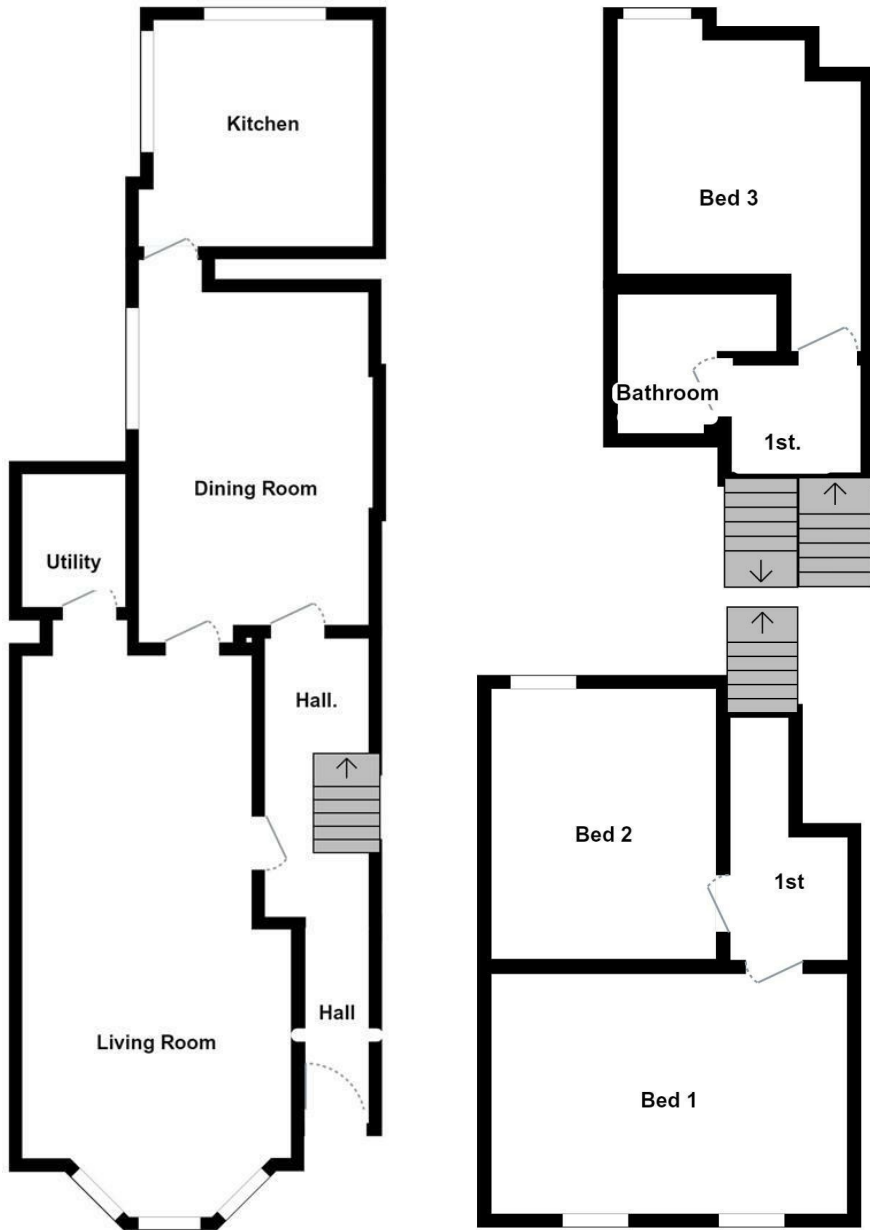
## Garden

Enclosed rear garden. Small side return. Pedestrian gate leading to rear lane access. Paved patio. Purpose built storage. Outside toilet.



Call Hern & Crabtree to arrange a viewing on **02920 228135**

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



#### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>84</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>65</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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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.