



# Pentrebane Drive

| Cae St Fagans | Cardiff | CF5 3DR



# PENTREBANE DRIVE

Offers In Excess Of £450,000



An impressive four bedroom detached family home located in a peaceful setting on this fantastic newly built Redrow development of Plasdwr, Cae St Fagans. This 'Oxford' style home is tastefully presented throughout to a high standard throughout and offers modern open plan living with plenty of upgrades!

With light and spacious living space, the accommodation briefly comprises: Entrance Hall, Lounge and an Open Plan Kitchen/Diner with sliding doors out on to the landscaped Rear Garden, Utility Room and WC to the ground floor. To the first floor are Four Good Size Bedrooms, with an En-Suite to the Master and a Family Bathroom. The property further benefits from a beautifully maintained rear garden as well as an integral garage and two off street parking spaces to the front.

Cae St Fagans is situated in a popular location close to local amenities and offers excellent transport links into Cardiff City Centre. There are also very good local schools close by. Internal viewings are a must!

## Entrance

Storm porch to the front with light. Double-glazed composite door into the hallway.

## Hallway

Stairs to the first floor. Half rise panelling. Radiator. Understairs cupboard. Door to lounge.

## Lounge

17' max x 10'8" max  
Double-glazed bay window to the front. Chimney breast with alcove. Fitted shelving and storage into the alcoves. Radiator.

## Kitchen/Diner

21'11" x 11'11"  
Double-glazed sliding patio doors to the garden. Double-glazed window to the rear. The kitchen is fitted with wall and base units with complimentary quartz worktops. Four-ring gas hob and integrated double oven

with tiled splashback and cooker hood fitted over. Sink and drainer with mixer tap. Integrated full-length dishwasher and fridge freezer. Larder-style cupboards with pull-out pan drawers. Understairs storage cupboard. Luxury vinyl floor. Radiator. Dining area and door to the utility room.

## Utility Room

5'10" x 7'6"  
Obscure double-glazed door to the rear garden. Shelving. Base units. Stainless steel sink. Quartz countertops. Space and plumbing for washing machine and space for condensing tumble dryer. Luxury vinyl flooring. Radiator. Door to the cloakroom. Extractor fan.

## Cloakroom

Obscure double-glazed window to the side. W/c and wash hand basin.

Radiator. Luxury vinyl flooring.

## FIRST FLOOR

Stairs from the entrance hall with wooden hand rail and spindles.

## Landing

Bannister. Loft access hatch. Linen cupboard. Radiator. Storage cupboard.

## Bedroom One

14'7" x 10'9"  
Double-glazed bay window to the front. Radiator. Fitted mirrored wardrobes. Feature panelling. Door to the en-suite.

## En-Suite

Obscure double-glazed window to the front. W/c, wash hand basin and shower in recess and glass screen. Heated towel rail. Part tiled wall. Shaver point and extractor fan. Luxury vinyl floor.

## Bedroom Two

10'3" x 13'  
Double-glazed window to the front. Radiator.

## Bedroom Three

12' x 12'9" max  
Double-glazed window to the rear. Radiator.

## Bedroom Four

10'1" x 9'11"  
Double-glazed window to the rear. Radiator. Picture rail.

## Bathroom

6'7" x 7'11"  
Obscure double-glazed window to the rear. W/c, wash hand basin and bath with shower plumbed over and glass screen. Part tiled wall. Extractor fan and shaver point. Heated towel rail. Luxury vinyl flooring.

## OUTSIDE

### Front

Off-street parking driveway. Path and lawn with mature shrubs and flower borders.

### Rear

Enclosed rear garden with lawn area and slate paved patio. Side access.

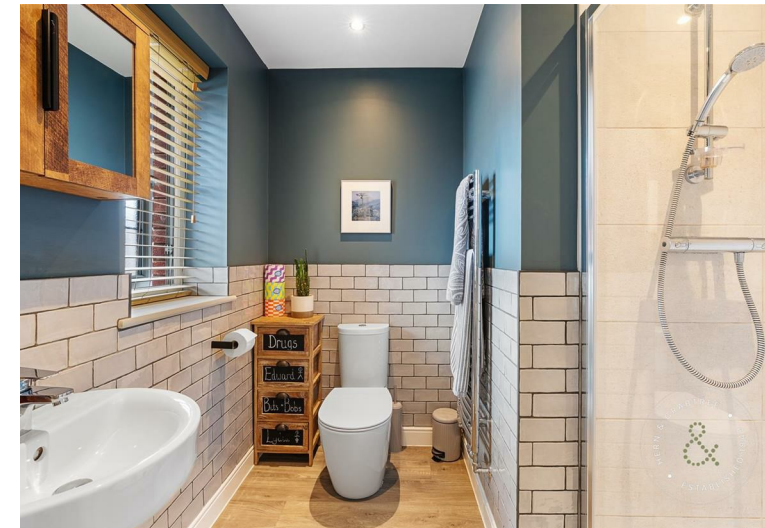
### Garage

Integral single garage with up and over door.

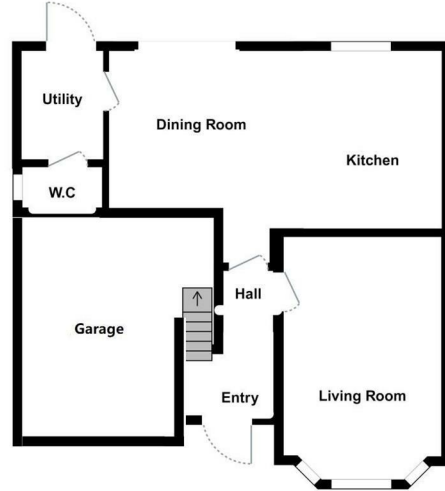
### Additional Information

We have been advised by the vendor that the property is Freehold.

Epc - B

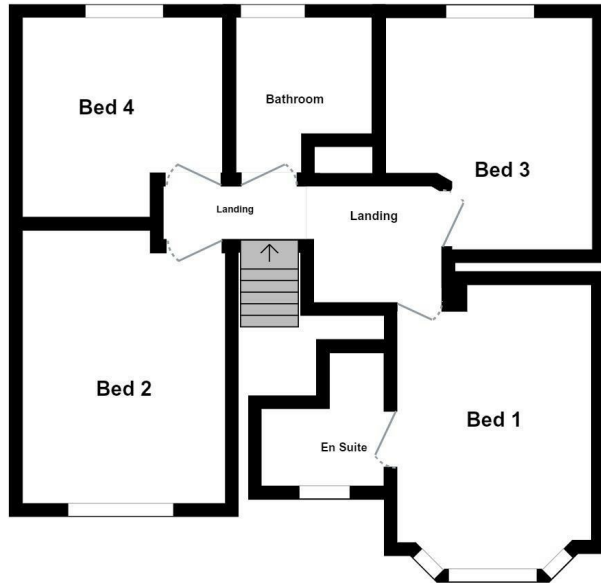


Call Hern & Crabtree to arrange a viewing on **02920 555 198**



For illustration purposes only. Not to scale.

Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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.