



Pentrebane Road
| Pentrbane | Cardiff | CF5 3RB



PENTREBANE ROAD

Guide Price £250,000



Front
Keyblock driveway and lawn.

Tenure
We have been advised by the seller that the property is freehold.
Epc - C

An immaculate, larger style three double bedroom semi-detached house set back on Pentrebane Road. Modernised throughout by the current vendors, this wonderful home is ready for the next occupier to move straight into.

Light and spacious throughout, the accommodation briefly comprises: Entrance Hall, Lounge opening up into the Dining Room, Modern Fitted Kitchen and Utility Area with a W.C to the ground floor. To the first floor are Three Good Size Bedrooms and a Family Bathroom. The property further benefits from a good size rear garden as well as a generous front offering ample off street parking.

Pentrebane Road is placed close to local shops and amenities as well as Fairwater Leisure Centre and Rugby Club. There are very good local schools and also good public transport links to and from Cardiff City Centre. Be quick and book early!

Entrance Porch

Entered via double glazed French doors, window either side.

Hallway

Double glazed pvc door, double glazed window to the side, stairs to the first floor, radiator, wood laminate flooring.

Lounge

12'11 x 10'11
Double glazed window to the front, radiator, wood laminate floor, archway to the dining room.

Dining Room

12'6 max x 10'4 max
Double glazed French doors leading out to the garden, radiator, wood laminate floor.

Kitchen

11'10 x 9'5
Double glazed window to the rear, wall and base units with worktop over, one and a

half bowl sink and drainer with a mixer tap, Neff four ring induction hob with cooker hood above and integrated oven, integrated slimline dishwasher, a Worcester gas boiler concealed within cupboard, heated towel rail, vinyl floor, door to utility.

Utility

Double obscure glazed door to the front, window and double glazed door to the rear garden, pine timber cladding, built in cupboard, plumbing for a washing machine, space for a tumble dryer, sliding door to cloakroom.

Cloakroom

W.c and wash hand basin, electric heater.

First Floor Landing

Stairs rise up from the hall, double glazed window to the side, access to loft space.

Bedroom One

11' x 10'
Double glazed window to the front, radiator, built-in wardrobe.

Bedroom Two

11'11 x 11'1 max
Double glazed window to the rear, radiator, built-in wardrobe.

Bedroom Three

8'10 x 8'5
Double glazed window to the rear, radiator.

Bathroom

6'4 x 5'7
Double obscure glazed window to the side, a P-shaped bath with plumbed shower over, w.c and wash hand basin, heated towel rail, tiled walls, vinyl floor.

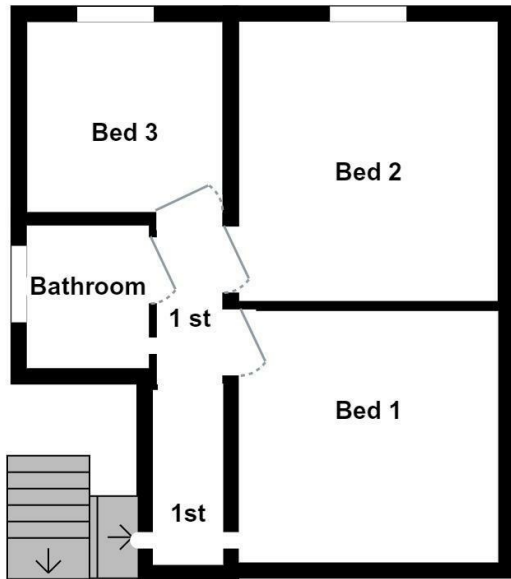
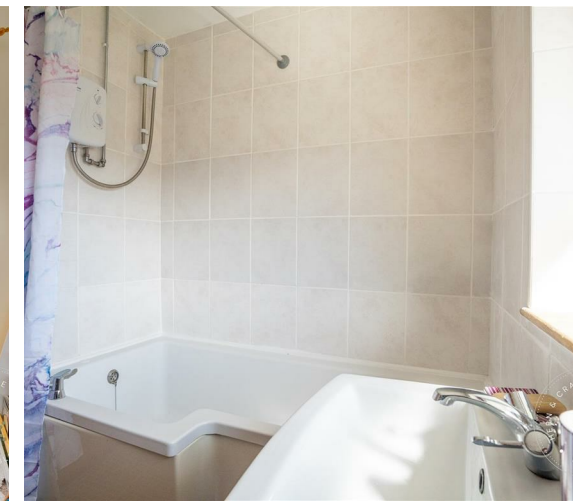
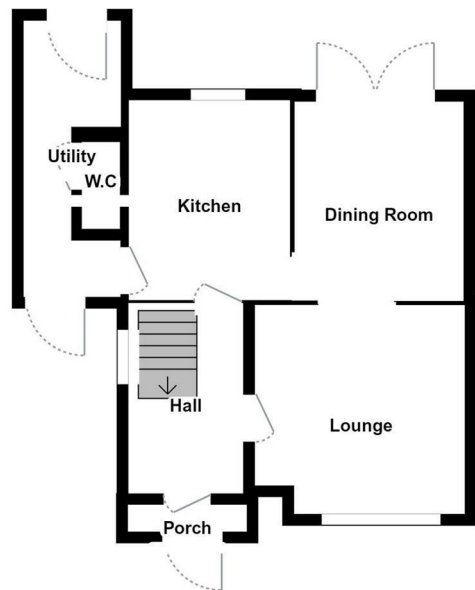
Rear Garden

Enclosed rear garden, decking, lawn, timber shed, access to the front, outside power point and light, via the utility room.



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

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		85
		EU Directive 2002/91/EC



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ
Tel: 02920 555 198 Email: llandaff@hern-crabtree.co.uk

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



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.