



Yew Tree Close

| Pentrebane | Cardiff | CF5 3TS



YEW TREE CLOSE

Guide Price £235,000



Front

Off-street parking for 1/2 vehicles with car port. Mature tree and lawn. Gate leading to the rear garden.

Rear

Enclosed rear garden with decking and stone chippings. Patio and shed. Mature shrubs. Gate leading to the front. Outside power point and light.

Tenure

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

A wonderful three bedroom with a loft room, end of terrace house set back on this no through road in Pentrebane. Spacious throughout, with off street parking and a pretty rear garden, this would make a perfect home for a young family or first time buyer.

Set over three floors, the accommodation briefly comprises: Entrance Hall, Dining Room opening up into the Lounge, Fitted Kitchen and Utility Area to the ground floor. To the first floor are Three Good Size Bedrooms and a Bathroom. Furthermore, there are stairs leading to a converted loft room. The property further benefits from an enclosed rear garden and off street parking.

Yew Tree Close is a quiet street in Pentrebane and is located close to local shops and amenities and has excellent public transport links to and from Cardiff City Centre. Internal viewings are highly recommended!

Entrance

Entered via a pvc double-glazed door to the front into a porch.

Porch

Double-glazed windows to the front and side.

Hallway

Stairs to the first floor. Radiator.

Kitchen

10' x 10'10"10"
Double-glazed window to the rear and obscure double-glazed door to the garden. The kitchen is fitted with wall and base units and worktops. Four-ring gas hob, integrated oven with cooker hood over and splash back. Sink and drainer with mixer tap. Door to pantry cupboard.

Utility Cupboard

9'10" x 5'
Space and plumbing for washing machine. Space for

a fridge freezer. Gas combination boiler. Power and light.

Lounge

11'9" x 13'5"

Double-glazed French doors to the rear garden with matching windows on either side. Dado rail. Cast iron fireplace. Radiator. Squared off archway to the dining room.

Dining Room

12'10" x 9'5"
Double-glazed window to the front. Radiator. Dado rail.

FIRST FLOOR

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

Landing

Stairs to a loft room.

Bedroom One

12'11" x 10'11"

Double-glazed window to the front. Radiator. Built-in storage cupboard.

Bedroom Two

13'6" x 10'6"

Double-glazed window to the rear. Radiator.

Bedroom Three

7'8" x 11'9"

Double-glazed window to the front and side. Radiator. Built-in cupboard.

Bathroom

10'3" x 6'4"

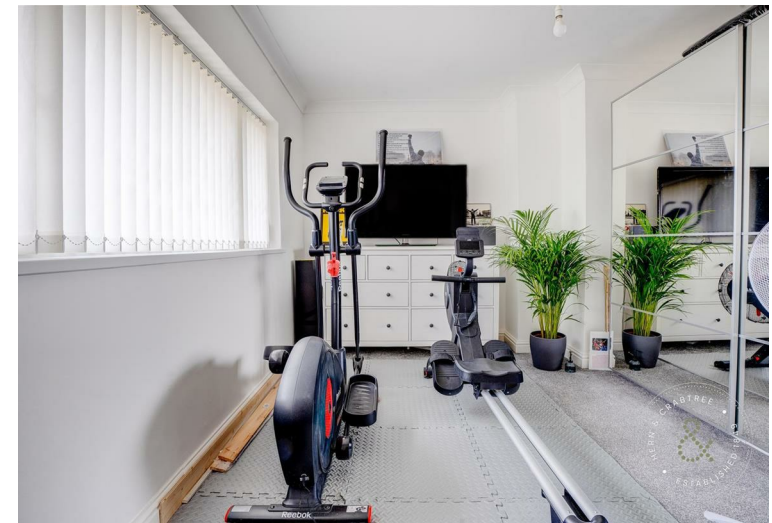
Obscure double-glazed window to the rear. Corner bath with shower over, w/c and wash hand basin. Heated towel rail.

Loft Room

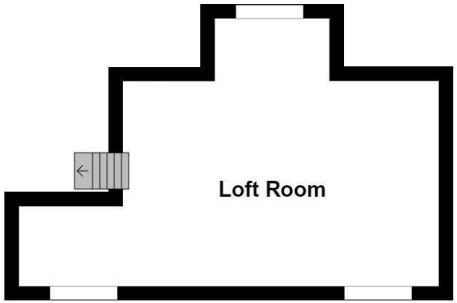
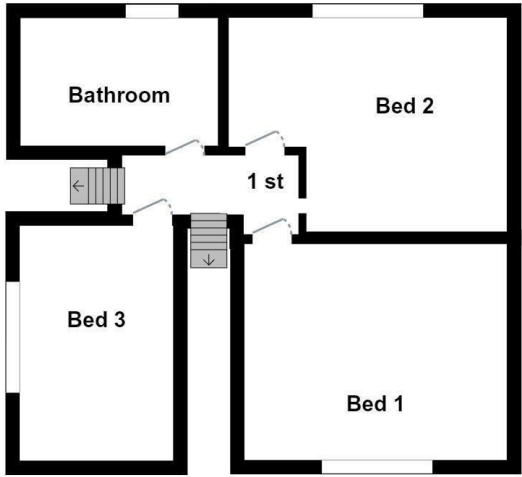
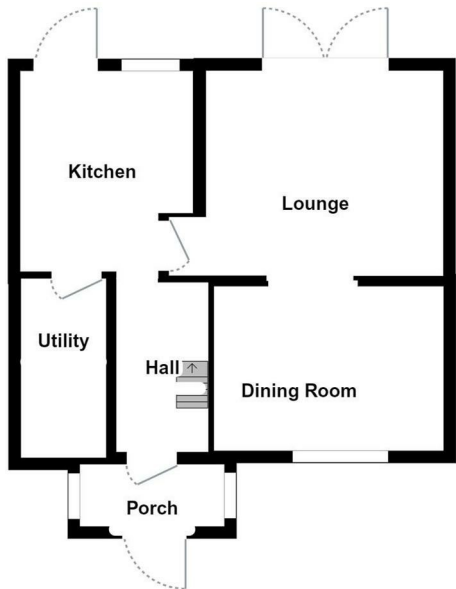
20'3" x 10'1"

Door from first-floor landing. Double-glazed Skylight windows to the front and double-glazed window to the rear. Built-in wardrobes. Storage into the eaves. Floor to ceiling height 6'5"

OUTSIDE



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.