

Beechley Drive

PENTREBANE, CARDIFF, CF5 3ST

ASKING PRICE £199,500

Hern &
Crabtree



Beechley Drive

Hern & Crabtree are now in receipt of an offer for the sum of £196,000 for 704 Beechley Drive.

Anyone wishing to place an offer on the property should contact Hern & Crabtree, 8 Waungron Road, Llandaff, Cardiff, CF5 2JJ, 02920555198 prior to exchange of contracts.

No Chain. An extended end of terrace house perfectly set back on Beechley Drive in Pentreban. This home offers an incredible opportunity for buyers looking to create their dream home. With its spacious living spaces and blank canvas appeal, this property is ready for the next owner to put their own stamp on it.

The accommodation briefly comprises: Entrance Porch, Hallway, Shower Room, Sitting Room opening up to an extended Lounge with double doors into a Dining Room and Fitted Kitchen to the ground floor. To the first floor are Three Bedrooms and a Family Bathroom. The property also benefits from a good size rear garden.

Beechley Drive is located 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!



1257.00 sq ft

Entrance Porch

Entered via a composite front door, windows to front and side, laminate floor.

Hall

Stairs to the first floor with understairs cupboard, radiator, wood effect laminate flooring.

Shower Room

8'4 x 4'10

Double obscure glazed window to the side, shower, w.c and wash hand basin, radiator, tiled walls and floor.

Sitting Room

12'8 x 9'7

Double glazed window to the front, radiator, coved ceiling, wood laminate flooring.

Lounge/Dining Room

23'6 x 13'4

Double glazed sliding patio doors lead out to the rear, radiator, wood laminate flooring arch to dining room.

Kitchen/Diner

24'8 x 10'1

Double glazed windows to the side and rear, patio door to the rear, stainless steel sink and drainer, a four ring gas hob with electric oven beneath, tiled floor, coved ceiling, radiator,

First Floor Landing

Stairs rise up from hall, access to loft space, laminate flooring.

Bedroom One

12'10 x 11'8

Double glazed window to the front, fitted wardrobes, radiator.

Bedroom Two

13'5 x 11'1

Double glazed window to the rear, radiator.

Bedroom Three

11' x 8'5

Double glazed window to the front and side, radiator, wood laminate floor.

Bathroom

6'11 x 9'4

Double obscure glazed window to the side, bath with shower over and wash hand basin, radiator, tiled walls and floor.

W.C

Double glazed window to the rear, w.c, radiator.

Rear Garden

Paved area then steps down to further paved area, garden shed, raised flower bed.

Front

Path to front door with handrail.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is

Disclaimer

All services/appliances have not and will not be tested.



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Hern & Crabtree

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