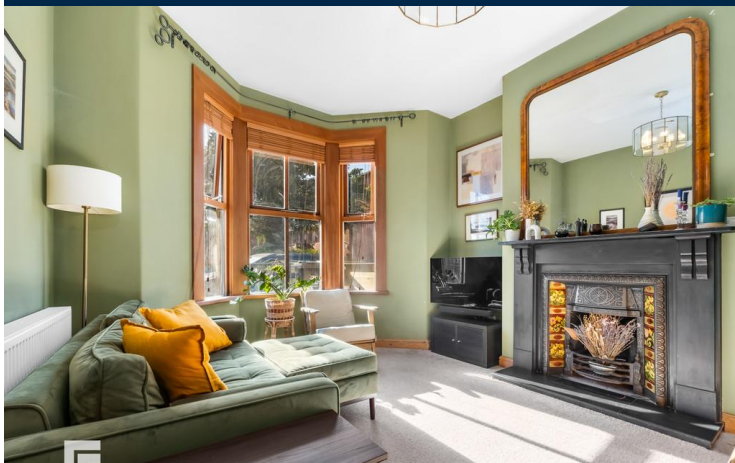




PENTREBANE STREET
GRANGETOWN
CARDIFF CF11 7LP

ASKING PRICE OF
£375,000



MID TERRACED HOUSE



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****SPACIOUS PARKSIDE PERIOD FAMILY HOME IN SOUGHT-AFTER GRANGETOWN* BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM CHARACTER PROPERTY WITH PRIVATE GARDEN AND EXCEPTIONAL OUTLOOK****

MGY are delighted to present this exceptional period family home, offering generous living accommodation of approximately 1,390 SQ FT in one of Cardiff's most desirable residential locations.

Well maintained and sympathetically updated, this substantial mid-terraced property perfectly balances original character features with contemporary comfort. Situated on a peaceful, tree-lined street within the thriving Grangetown community, this impressive home enjoys a truly privileged position directly opposite a beautiful Victorian park with modern community centre. Unlike many terraced properties, this home is not overlooked by houses across the street, instead offering delightful views of the park and an impressive Victorian church, creating a sense of space and tranquillity rarely found in city locations.

LOCATION

This outstanding property offers an increasingly rare opportunity to acquire a substantial period family home in one of Cardiff's most vibrant and convenient locations. The exceptional proportions and character features create a warm, inviting atmosphere throughout, while the thoughtful layout provides perfect spaces for both family living and entertaining.

Positioned ideally for Cardiff's professional district, excellent schools, and the vibrant amenities of both Grangetown and the city centre, this exceptional home combines premium location with spacious accommodation.

ENTRANCE HALL

Entered via paved forecourt and wooden panelled door with obscured glass to top panels. Original features include tiled flooring, dado rail and coved ceiling. Pendant lighting with ceiling rose. Radiator. Elegant period features and substantial understairs storage. Doors leading to all rooms. Stairs to first floor.

LOUNGE

14' 1" x 12' 1" (4.30m x 3.70m)

Double glazed timber bay window to front aspect with fitted blinds. Carpeted flooring. Period fireplace with mantel surround and tiled base. Beautiful proportions. Alcoves. Pendant lighting. Radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 1,390 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

SITTING/DINING ROOM

12' 4" x 10' 0" (3.76m x 3.07m)

A second reception room with French doors opening to rear garden. Vinyl flooring. Alcoves with fixed shelving. Pendant lighting. Radiator.

KITCHEN

25' 2" x 9' 10" (7.68m x 3.01m)

Double glazed uPVC window to side aspect, hardwood French doors leading to rear garden plus additional double glazed uPVC door to side. Fitted wall, base and drawer units with contrasting wooden worktops incorporating inset double sink unit with mixer tap over. Hotpoint oven with four ring electric hob over, tiled splashbacks and extractor fan above. Space for appliances such as: fridge freezer, washing machine and dishwasher. A generous space perfect for family gatherings and entertaining, with French doors to the garden and ample room for dining. Tiled flooring. Coving. Partly tiled walls. Two radiators.

FIRST FLOOR

FIRST FLOOR LANDING

Split level landing. Dado rail. Carpeted flooring. Coving. Pendant lighting. Loft hatch.

MASTER BEDROOM

16' 0" x 14' 4" (4.88m x 4.38m)

Excellent size principal bedroom with double glazed bay window plus casement window to front aspect. Original wooden flooring. Alcoves. Pendant lighting. Radiator.

BEDROOM TWO

12' 4" x 10' 0" (3.78m x 3.07m)

Another double bedroom with double glazed uPVC window to rear aspect. Original wooden flooring. Coving. Alcoves. Pendant lighting. Radiator.

BEDROOM THREE

10' 2" x 10' 1" (3.10m x 3.09m)

A third double bedroom with double glazed uPVC window to rear aspect. Original wooden flooring. Pendant lighting. Fitted cupboard housing Viessman boiler. Access to loft hatch. Radiator.



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BATHROOM

13' 2" x 7' 8" (4.02m x 2.34m)

Luxurious family bathroom with obscure double glazed window to side aspect. Suite comprising: Low level WC, walk in electric double shower with tiled splashbacks, vanity wash hand basin with hot and cold mixer tap over and vanity cupboard below. Freestanding bath with hot and cold taps and double shower. Contemporary fixtures. Partly panelled walls. Tiled flooring. Spotlights. Fitted cupboard to one wall with ample storage. Wall mounted thermostat. Heated towel rail.

OUTSIDE

Forecourt to the front of the property with paved walkway, low brick wall and railing border. Delightful rear garden with part porcelain paving and decking. Planted flower beds. Stone wall boundary. Gated access to rear lane. PowerPoints.

ADDITIONAL BENEFITS

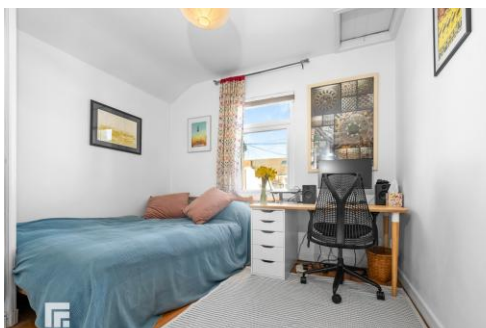
- Landscaped courtyard garden with porcelain paving and decking.
- Comprehensive double glazing throughout
- Energy-efficient Viessman boiler and heat pump ready radiators
- Original character features including wooden floors, coving and ceiling roses
- Gated rear access
- Exceptional outlook with park views and enhanced privacy

TENURE

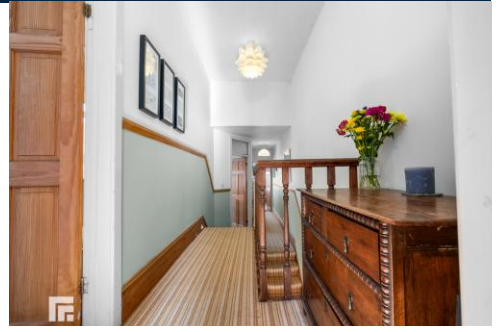
MGY are advised that the property is FREEHOLD



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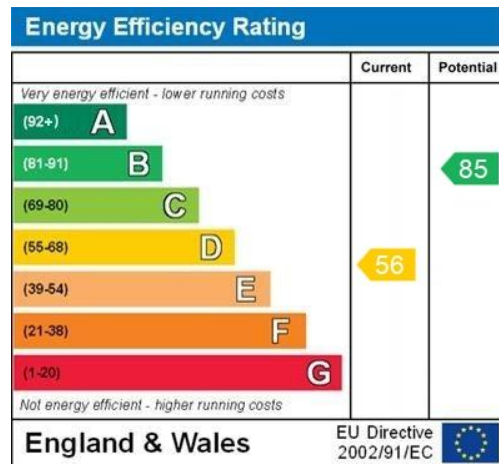
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