



74 PENTREBANE DRIVE

CARDIFF CF5 3DR

ASKING PRICE OF

£283,950



MID TERRACE PROPERTY



2



2



3



1

****TERRACED PROPERTY ** TWO DOUBLE BEDROOMS ** TWO EN-SUITES ** DRIVEWAY ** LANDSCAPED REAR GARDEN ****

An immaculately presented two double bedroom mid terraced property on the popular 'Redrow' development. Entrance hall, cloakroom, lounge and open plan kitchen/dining room. To the first floor, master bedroom with en-suite bathroom; a second spacious double bedroom with a second en-suite. Landscaped rear garden. Timber gate to side for rear access. Woodland area to front. Driveway with parking for two vehicles. EPC rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 695 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Cae St Fagans is situated in a convenient location not far from Culverhouse Cross Retail Park, City Centre and Cardiff International Airport, with good transport links to the M4 and schools at all levels.

ENTRANCE

ENTRANCE HALLWAY

Entered via a uPVC door. Radiator 'Amtico' flooring. Doors to cloakroom and lounge.

CLOAKROOM

5' 6" x 3' 6" (1.70m x 1.07m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap. Tiled splashback. Continuation of 'Amtico' flooring. Spotlights. Extractor fan. Radiator.

LOUNGE

16' 6" x 10' 3" (5.05m x 3.14m)

A good sized lounge. Radiator. 'Amtico' flooring. Under stairs storage cupboard. Spindled stairs with oak bannister leading to first floor. uPVC window to front.

KITCHEN/DINING ROOM

14' 2" x 7' 11" (4.32m x 2.42m)

Appointed along three sides, low level cupboards beneath quality laminate worktops, stainless steel 1.5 bowl sink with chrome mixer tap and side drainer, integrated four ring gas hob, extractor hood, integrated 'AEG' double oven, integrated 'AEG' dishwasher and integrated fridge freezer. Cupboard housing wall mounted 'Ideal' combi gas central heating boiler. Tiled splashbacks. Spotlights. Continuation of 'Amtico' flooring. Ample space for dining room table. uPVC window to rear. Double French doors opening into garden.

FIRST FLOOR

LANDING

Access to loft. Radiators. Doors to bedrooms.

BEDROOM ONE

14' 2" x 8' 10" (4.33m x 2.70m)

A spacious master bedroom. Built in 'Hammonds' wardrobes. Two uPVC windows to front. Radiator. Door to en-suite.

ENSUITE ONE

6' 3" x 5' 6" (1.93m x 1.70m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity, bath with chrome mixer tap and chrome shower. Tiled splashbacks. Chrome heated towel rail. Spotlights. Extractor fan. Shaving point. Quality vinyl flooring.

BEDROOM TWO

11' 1" x 10' 2" (3.40m x 3.10m)

A second spacious double bedroom. Built in 'Hammonds' wardrobes. Built in cupboard. Radiator. uPVC window to rear. Door to en-suite

ENSUITE TWO

7' 10" x 3' 4" (2.41m x 1.04m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap, shower cubicle with chrome shower and glass folding door. Chrome heated towel rail. Spotlights. Extractor fan. Shaving point. Obscured glass window to rear.



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OUTSIDE

REAR GARDEN

Bordered by a timber fence, a beautifully landscaped rear garden. Paved patio leading to a stoned bordered area laid to lawn. Well-manicured mature trees and shrubs. Timber shed. Timber gate to side for access.

FRONT

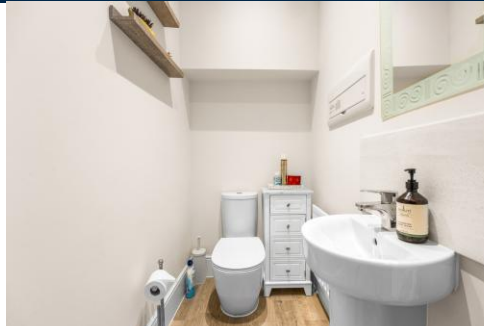
Paving stones bordered by pretty plants. Driveway with parking for two vehicles side by side.



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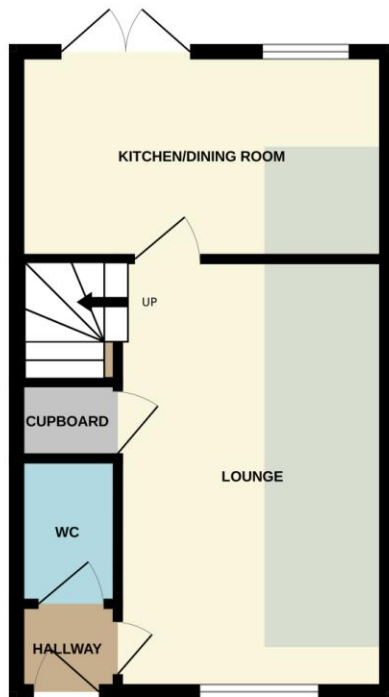


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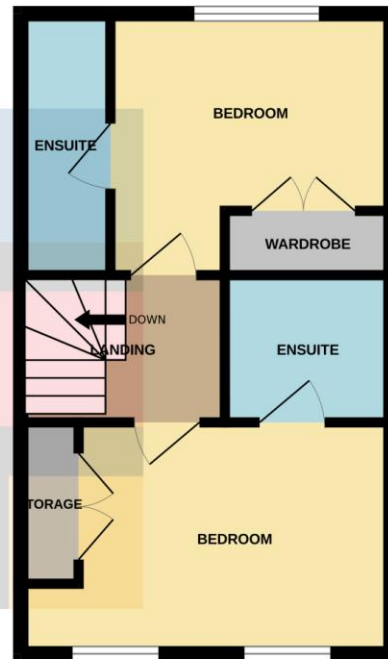


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GROUND FLOOR
347 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 97 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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