

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

YEW TREE CLOSE  
PENTREBANE






# YEWTREE CLOSE

PENTREBANE, CF5 3TS - £235,000

Jeffrey Ross are pleased to offer to the market this 3-bedroom, mid terraced house located on Yewtree Close Pentrebane.

This superbly presented light and airy property is arranged over two floors and comprises accommodation of entrance hall with doors off to a cloakroom/w.c., laundry room, and understairs storage cupboard. There is a large double aspect lounge/dining room, and a beautifully fitted modern kitchen with built-in appliances. To the first floor are three double bedrooms with fitted wardrobes and a modern well appointed bathroom. There is a front garden and a good length rear garden laid to grass, patio and decking.

The property is conveniently located for the local amenities including schools at all levels, parks, shops and provides good transportation links with Fairwater Train Station a short 5 minutes' drive away providing access to the city centre.

 3 bedroom(s)  1 bathroom(s)  1031.00 sq ft

## ENTRANCE HALL

## LOUNGE/DINING ROOM

### LOUNGE AREA

3.61m x 4.67m (11'10 x 15'4)

### DINING AREA

2.87m x 3.86m (9'5 x 12'8)

### KITCHEN

3.45m x 3.07m (11'4 x 10'1)

## FIRST FLOOR LANDING

### BEDROOM 1

3.33m x 3.89m (10'11 x 12'9)

### BEDROOM 2

3.18m x 3.28m (10'5 x 10'9)

### BEDROOM 3

3.58m x 2.36m (11'9 x 7'9)

### BATHROOM

1.85m x 3.12m (6'1 x 10'3)

## OUTSIDE

Frontage and long rear garden laid to grass, patio and decking with garden tap and electric power points.

## TENURE

It is understood that the property is Freehold. You are advised to have your legal representative check and confirm this information.


## COUNCIL TAX

Band C

## EPC RATING

TBC



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

## Yewtree CI, Pentrebane, CRF

Main Building: Total Interior Area 1031.94 sq ft



0 3 6 ft

Ground Floor

1st Floor

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.