





188 Pentrebane Drive, Cardiff

£400,000 Freehold

A beautifully presented three bedroom detached 'Warwick' style family home built by Redrow Homes, located in a popular, modern development. Entrance hallway, cloakroom, large lounge, spacious kitchen & diner with utility cupboard and french doors to the delightful rear garden. To the first floor are three good sized bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom. Gas central heating. Double glazing. Attractive landscaped lawned rear garden. Long driveway to side leading to the garage. EPC Rating: B.

Council Tax band: E

Tenure: Freehold

Entrance Hallway
Approached via a composite entrance door leading to the spacious hallway. Staircase to first floor with under stairs storage cupboard. LVT flooring. Radiator.

Cloakroom
Modern white suite comprising low level wc and corner wash hand basin. Wall tiling to half height. Obscured glass window to front. LVT flooring. Radiator.

Lounge
15' 4" x 11' 6" (4.68m x 3.51m)
Large window to front with fitted shutters, a good sized primary reception. LVT flooring. Radiator.

KItchen/Diner
18' 10" x 13' 0" (5.74m x 3.97m)
An excellent sized kitchen and diner with modern fitted kitchen well appointed along two sides in a mix of light and woodgrain effect units beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with chrome splash back and cooker hood above. Integrated oven and grill. Integrated fridge freezer. Integrated dishwasher. Matching range of eye level wall cupboards. Tiled splash back to worktop areas. Utility cupboard with plumbing for washing machine and space for tumble dryer. Ample space for large family dining table and sofa. Recessed spot lights. Vertical radiator. Double opening french doors to the attractive rear garden with side windows to either side of doors. LVT flooring.

First Floor Landing
Approached via a full turning staircase leading to the central landing area. Access to roof space. Window to side. Airing cupboard housing the combi gas central heating boiler. Radiator.

Bedroom One
11' 11" x 11' 7" (3.63m x 3.53m)
Overlooking the entrance approach, an excellent sized primary bedroom. Fitted mirror fronted wardrobes to one side. Radiator. Door to ensuite.

Ensuite Shower Room
Quality white suite comprising low level wc, wash hand basin, large walk in shower cubicle with chrome shower above. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to side. Extractor fan. Recess spotlights. Chrome heated towel rail.

Bedroom Two
11' 5" x 11' 5" (3.48m x 3.48m)
Overlooking the delightful rear garden, a second double bedroom. Fitted wardrobe to one side. Radiator.

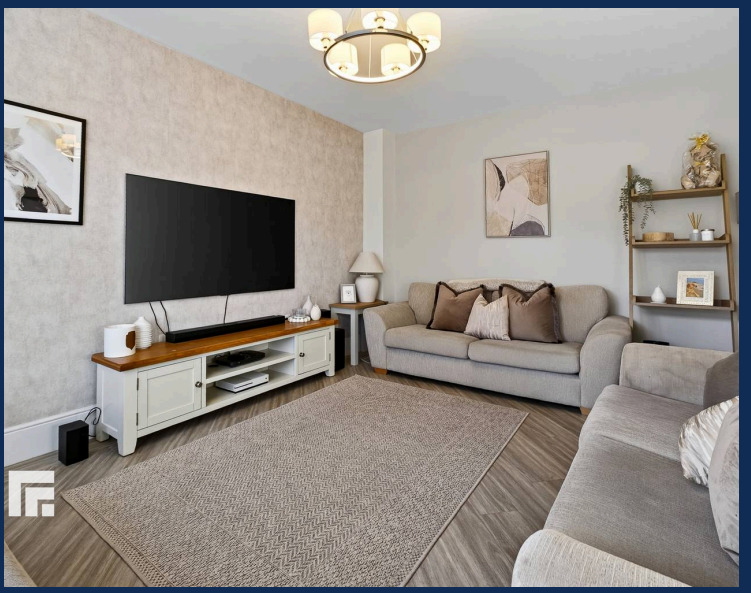
Bedroom Three
11' 7" x 7' 1" (3.54m x 2.17m)
Aspect to rear, a third good sized bedroom. Radiator.

Family Bathroom
Modern white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above and glass swivel shower screen. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to front. Recessed spot lights. Extractor fan. Large over stairs storage cupboard with shelving. Chrome heated towel rail.

Additional Information
AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.









REAR GARDEN

Beautifully landscaped rear garden enjoying a westerly aspect. Large porcelain paved patio leading onto an area of lawn with borders and beds of plants and shrubs. Gate giving access to side drive.

FRONT GARDEN

Decorative stones with central paved pathway to front door.

DRIVEWAY

3 Parking Spaces

Long driveway to side providing parking for approx 2 to 3 cars leading to the garage.

GARAGE

Single Garage

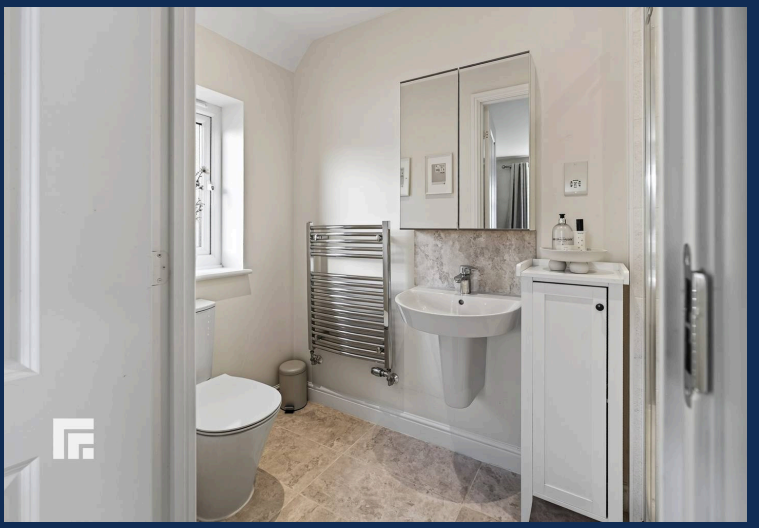
5.66 x 2.95 Detached single garage with up and over access door. Power and lighting.





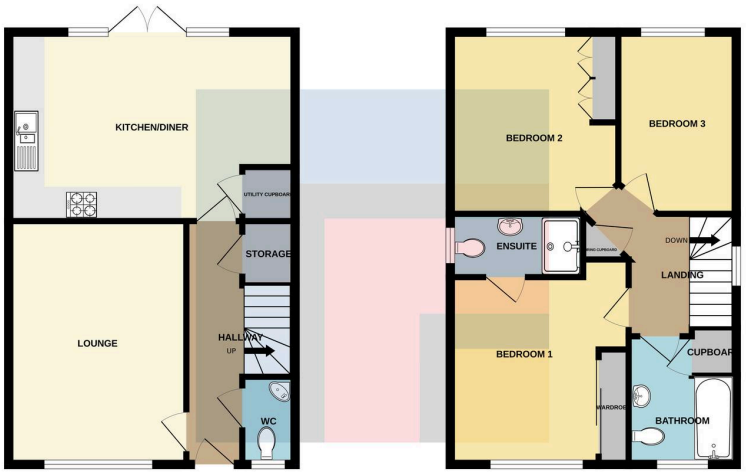






GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.

1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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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