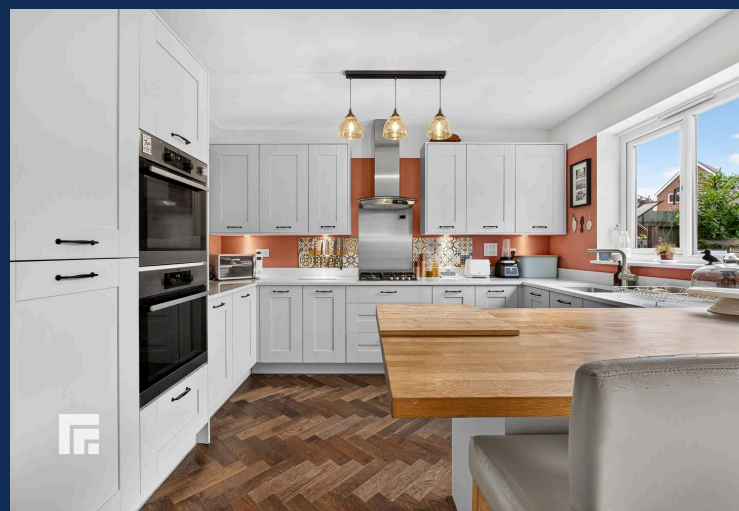
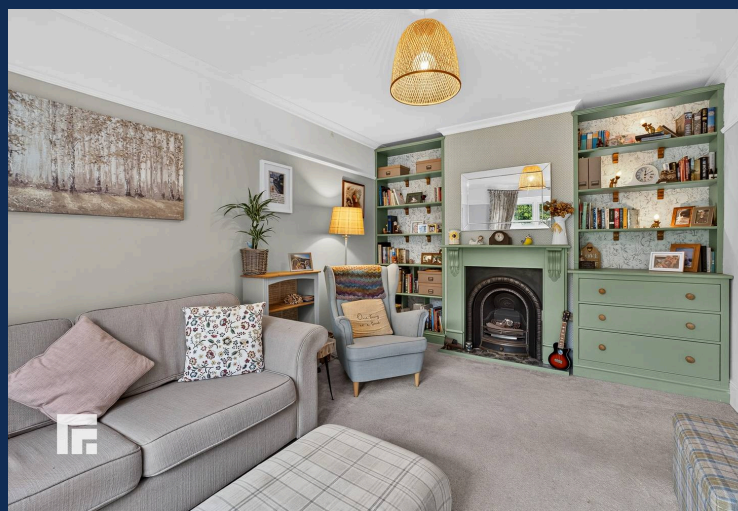




158 Pentrebane Drive, Cardiff

£475,000 Freehold

A beautifully presented, four bedroom detached Redrow 'OXFORD' style property. A welcoming entrance hallway, spacious family lounge, impressive open plan kitchen/dining/breakfast room and utility room. To the first floor; primary bedroom with en-suite shower room, second double bedroom, family bathroom and fourth double bedroom. Landscaped rear garden. Garage and driveway. Protected woodlands to front. EPC Rating:B

Council Tax band: F

Tenure: Freehold

Hallway

10' 8" x 6' 4" (3.24m x 1.94m)

Entered via a modern composite door, a welcoming hallway. Modern wall panelling. Built in under stairs cupboard. Herringbone wooden flooring. Painted spindled staircase with oak hand rail and runner leading to first floor. Radiator. Doors to all rooms.

Lounge

16' 3" x 10' 10" (4.95m x 3.29m)

A spacious family lounge. Feature, decorative fireplace with tiled hearth. Built in shelving units. Radiator. Bay window to front.

Open Plan Kitchen/Dining/Breakfast Room

22' 0" x 12' 0" (6.71m x 3.67m)

A beautifully designed open plan kitchen/dining/breakfast room. Appointed along three sides, low and eye level cupboards beneath 'Silestone Quartz' worktops, inset 1.5 bowl stainless steal sink with chrome mixer tap, integrated four ring gas hob with extractor hood, integrated double 'AEG' oven, integrated 'AEG' dishwasher and integrated fridge freezer. Breakfast bar with low level cupboard and drawers with solid oak counter top. Ample space for dining room table with built in shelving units to one side. Built in storage cupboard. Radiator. Herringbone wooden flooring. Double sliding doors opening into rear garden. Door into utility room.

Utility Room

8' 3" x 5' 10" (2.51m x 1.77m)

Appointed along one side, low level cupboards with 'Silestone Quartz' worktop and splashback. Under single bowl stainless steal sink with chrome mixer. Plumbing for washing machine. Space for tumble dryer. Radiator. Extractor fan. Continuation of Herringbone wooden flooring. Composite door with obscured glass panel to rear. Door to WC.

Cloakroom

5' 10" x 3' 0" (1.77m x 0.91m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap. Tiled splashback. Radiator. Patterned tiled flooring. Obscured glass window to side.

First Floor Landing

Built in cupboard with shelving. Radiator. Cupboard housing hot water cylinder. Access to loft. Doors to all rooms.

Bedroom One

15' 7" x 10' 9" (4.75m x 3.28m)

A good sized primary bedroom with built in wardrobes to one side. Radiator. Bay window to front. Door to ensuite.

Ensuite

6' 9" x 6' 6" (2.06m x 1.97m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap, shower cubicle with chrome shower and folding glass shower door. Chrome heated towel rail. Extractor fan. Shaving point. Patterned floor tiles. Tiled shower splashback. Wall mirror. Obscured glass window to front.

Bedroom Two

14' 10" x 10' 4" (4.53m x 3.16m)

A second spacious double bedroom. Radiator. UPVC window to front.

Bedroom Three

12' 0" x 10' 8" (3.67m x 3.25m)

A third double bedroom. Modern wall panelling to one wall. Radiator. Window to rear.

Bedroom Four

10' 1" x 7' 11" (3.08m x 2.41m)

A fourth double bedroom. Radiator. Window to rear.

Family Bathroom

6' 7" x 5' 9" (2.01m x 1.74m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap, bath with chrome mixer tap, chrome shower and glass shower screen. Chrome heated towel rail. Shaving point. Half wall tiling. Tiled shower splashback. Extractor fan. Patterned tiled flooring. Obscured glass window to rear.

Additional Information

The site service charge for upkeep of communal areas is approx £250 per annum.

AML

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

Enclosed by a timber fence, a beautifully landscaped rear garden. Wooden decking with pergola leading to a large lawn area bordered by decorative stones. Stepping stones leading to a paved patio seating area with wooden pergola. Wooden sleeping planters with mature trees and shrubs. Rockery with plants. A further paved area ideal for cooking outside. Garden room with power and lighting. Additional small decking to side of house with shed. Timber gate to side for access.

FRONT GARDEN

Shrubs and hedges with paved pathway leading to entrance. Tarmac driveway with parking for two vehicles side by side. Timber gate to side for access.

GARAGE

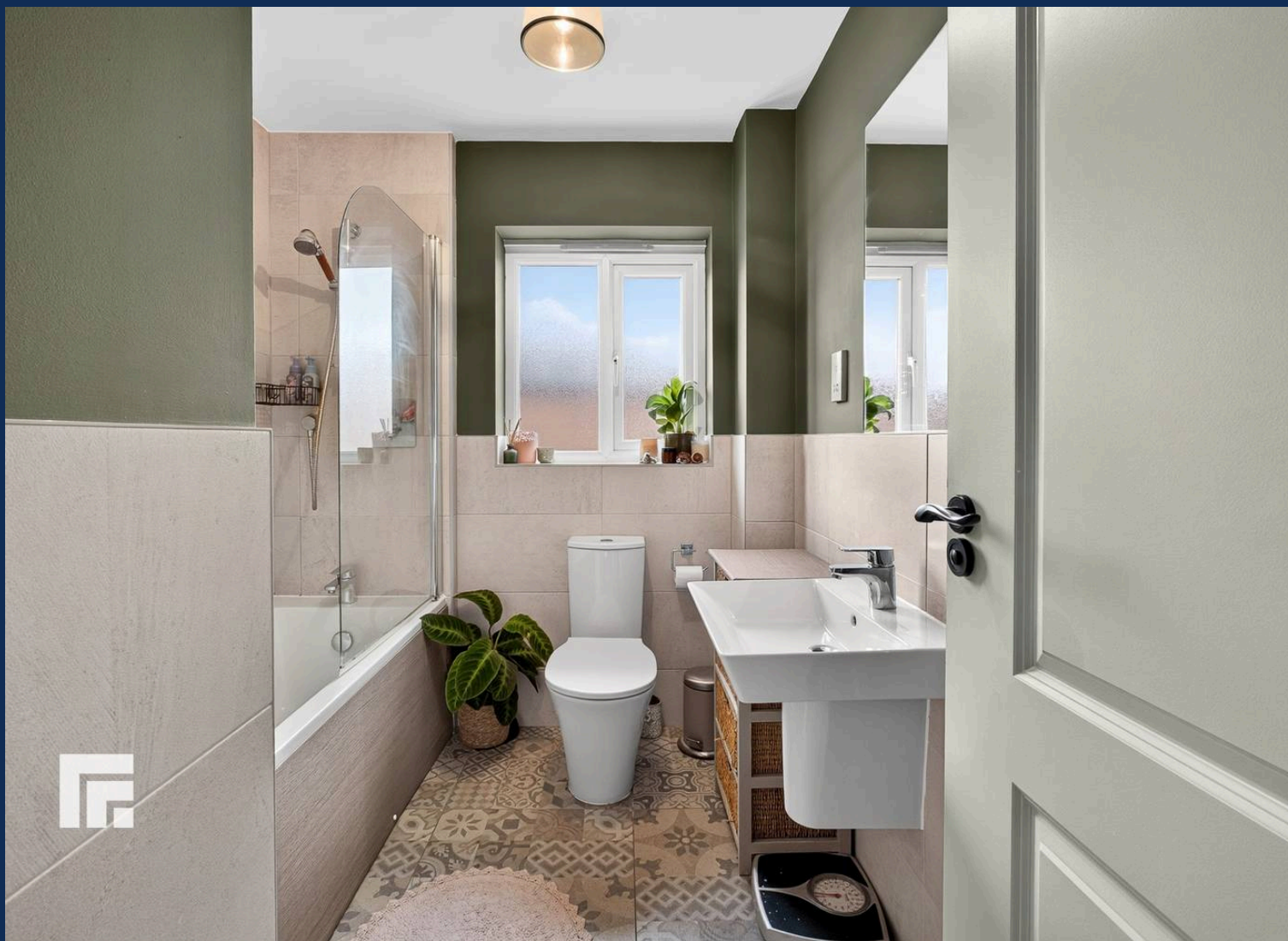
Single Garage

Single garage with up and over door. Power and lighting. Wall hung boiler. Pedestrian door into rear garden.

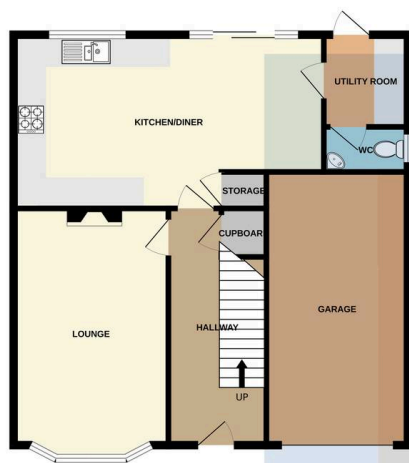
DRIVEWAY

2 Parking Spaces

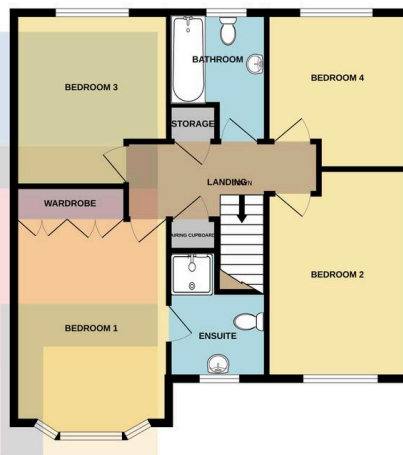
Tarmac driveway with parking for two vehicles side by side.



GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA: 1527 sq.ft. (141.8 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 errors, 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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