

## 84 Pentrebane Road, Cardiff

£275,000 Freehold

**MID TERRACED PROPERTY** THREE DOUBLE BEDROOMS **NEWLY RENOVATED KITCHEN** DRIVEWAY \*\* Mid-terraced, family home in the popular Pentrebane area. Entrance hallway, lounge, impressive kitchen/dining room and utility room/storage. To the first floor; primary bedroom, shower room, WC and two further spacious double rooms. Brand new heating system with combi boiler & fitted new radiators throughout. Front and rear gardens.

Driveway. EPC Rating: C

Council Tax band: C

Tenure: Freehold

### **ENTRANCE HALLWAY**

Entered via a modern door with UPVC obscured glass window to side, a welcoming hallway. Under-stairs coat hooks. Radiator. LVT flooring. Stairs to first floor. Doors to all rooms.

### **LOUNGE**

12' 10" x 9' 7" (3.90m x 2.92m)

Family lounge with modern, electric fireplace. Radiator. Large UPVC window to front.

### **OPEN PLAN KITCHEN/DINING ROOM**

23' 11" x 12' 0" (7.30m x 3.65m)

A modern, open plan kitchen/dining room. Appointed along three sides, sage, wood grain effect, shaker style low and high level cupboards beneath solid oak worktops, composite 1.5 bowl sink with chrome mixer tap, integrated five ring gas hob with glass 'AEG' extractor fan, integrated oven and integrated microwave/oven/grill. Integrated full fridge, integrated low level freezer. Pull out bin store. Wine fridge. Draws beneath hob. Oak trim. Patterned, tiled splashback. Breakfast bar with pop up electrical power sockets. Fully boarded chimney with electrical socket for electric fire. Ample space for dining room table. Modern vertical radiator. 'LVT' flooring. UPVC window and UPVC sliding doors opening into rear garden.

### **UTILITY ROOM**

13' 11" x 5' 0" (4.23m x 1.52m)

A spacious utility/storage room. Plumbing for washing machine. Built in storage cupboard. Modern door with obscured glass panels to front.

### **FIRST FLOOR LANDING**

Access to roof space. Doors to all rooms.

### **BEDROOM ONE**

10' 11" x 10' 6" (3.32m x 3.19m)

A good sized primary bedroom. Fitted mirrored, sliding door wardrobes to one side. Built in cupboard housing combi boiler. Radiator.

### **BEDROOM TWO**

13' 6" x 10' 7" (4.11m x 3.23m)

A second double bedroom. Radiator. UPVC window to rear.

### **BEDROOM THREE**

12' 3" x 7' 10" (3.73m x 2.39m)

A third double bedroom. Built in cupboard with clothes rail. Radiator. UPVC window to front.

### **CLOAKROOM**

6' 2" x 3' 0" (1.89m x 0.91m)

Low level WC. Radiator. Obscured glass window to rear.

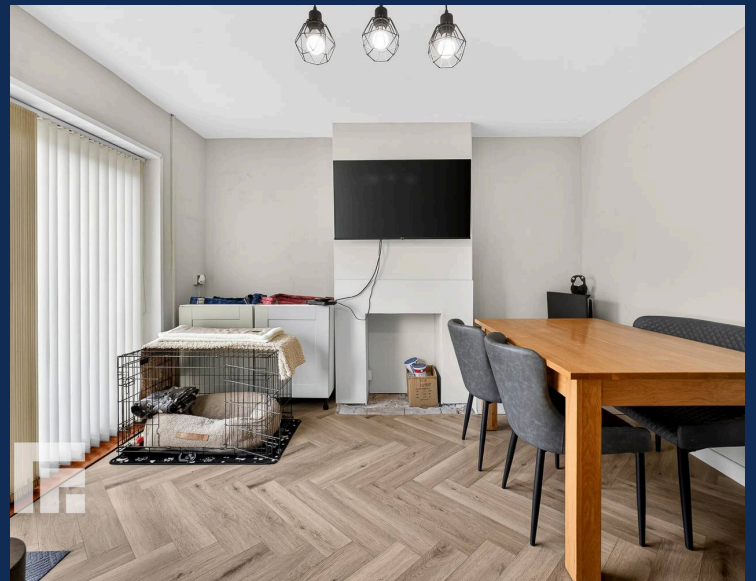
### **FAMILY BATHROOM**

6' 10" x 6' 2" (2.08m x 1.88m)

White suite; wash hand basin with twin chrome taps and vanity, step in shower tray either electric shower. Extractor fan. Tiled walls. Radiator. Obscured glass window to rear.

### **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**

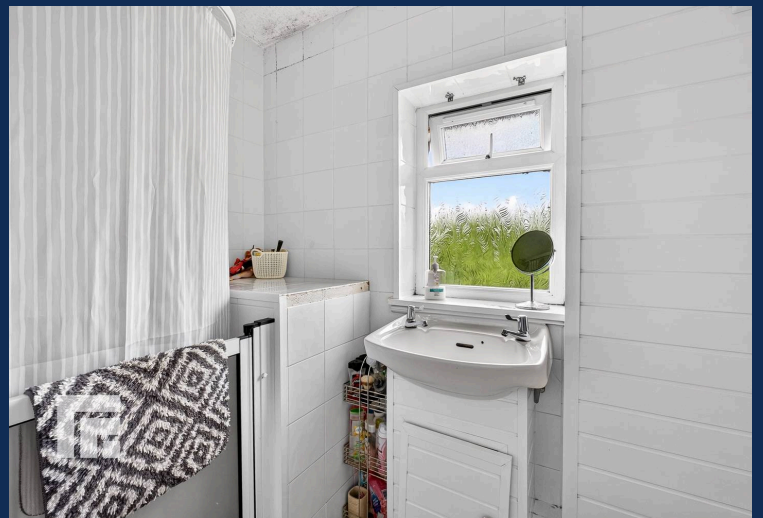
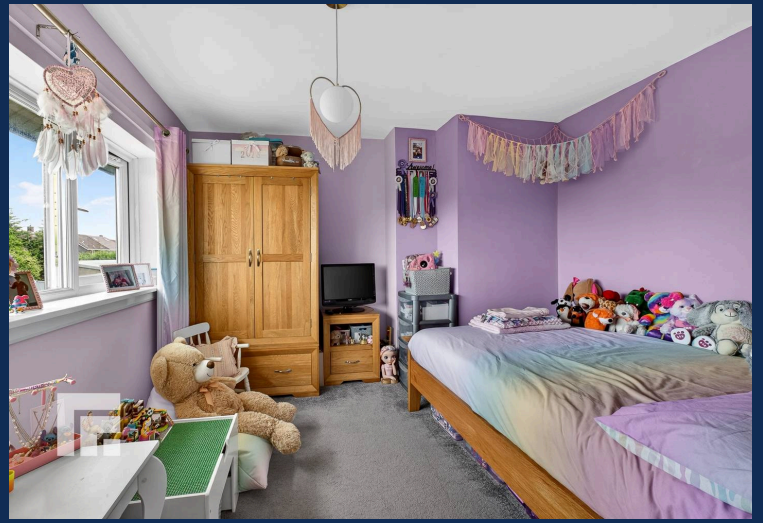
Bordered by a timber fence, a good sized rear garden. Paved patio leading to an area of lawn. Timber shed.

### **FRONT GARDEN**

Area laid to lawn. Tarmac driveway.

### **DRIVEWAY**

1 Parking Space  
Tarmac driveway.



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