

1 PENTREBANE DRIVE

CARDIFF CF5 3DQ

OFFERS IN THE REGION OF

£350,000



SEMI-DETACHED PROPERTY



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TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 954 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

****REDUCED FOR A LIMITED TIME PERIOD
£350,000** SEMI-DETACHED PROPERTY** THREE
BEDROOMS ** SOUTH FACING REAR GARDEN **
DRIVEWAY ** A beautifully presented, three bedroom
semi detached Redrow 'LUDLOW' style property on the
popular Pentrebane Drive. Entrance hallway, spacious
lounge, kitchen/dining room and WC. To the first floor; a
good sized primary bedroom with en-suite, second
double bedroom, family bathroom and third bedroom. A
sunny, south facing garden. Driveway with parking for
two vehicles. EPC Rating: B**

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 HALLWAY

Entered via a modern composite door, a welcoming hallway. 'Amtico' flooring. Separate WiFi controlled thermostats zones for upstairs and downstairs. Painted wall panelling. Under stairs storage cupboard. Half turning staircase to first floor. Doors to all rooms.

LOUNGE

16' 6" x 10' 11" (5.03m x 3.33m)
A good sized family lounge. 'Amtico' flooring. Electric fire (Negotiable). Modern wooden panelling to one wall. Radiator. uPVC window to front.

CLOAKROOM

5' 8" x 2' 10" (1.73m x 0.88m)
Modern white suite, low level WC, wall hung corner wash hand basin with chrome mixer tap. Radiator. Wall panelling. Tiled flooring. Obscured glass window to front.

KITCHEN/DINING ROOM

18' 0" x 11' 4" (5.50m x 3.46m)
Appointed along three sides, modern shaker style deep blue low and high level cupboards beneath Silestone (Quartz) worktops, inset 1.5 bowl stainless steel sink with chrome mixer tap, integrated 'AEG' five ring gas hob with extractor hood, two integrated 'AEG' single ovens, integrated fridge/freezer and integrated dishwasher. Matching Silestone (Quartz) splashbacks and window sill. Island with low level cupboards and laminate work surface. Built in utility cupboard with plumbing for washing machine and space for tumble dryer. Vertical radiator. Tiled flooring. uPVC window and double French doors to rear.

FIRST FLOOR

LANDING

Wall panelling. uPVC window to side. Radiator. Access to roof space. Built in storage cupboard housing 'Ideal' combi boiler. Doors to all rooms.

BEDROOM ONE

11' 11" x 10' 4" (3.65m x 3.16m)
A good sized primary bedroom. Feature wall with panelling. Built in mirrored sliding door wardrobes custom built by Hammonds. Additional fitted wardrobes. Radiator. uPVC window to front. Door to en-suite.

ENSUITE

7' 4" x 4' 1" (2.24m x 1.26m)
Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap, shower cubicle with chrome shower and sliding glass screen. Extractor fan. Shaving point. Chrome heated towel rail. Tiled walls and flooring. Under floor heating.

BEDROOM TWO

11' 8" x 11' 2" (3.56m x 3.41m)
A second double bedroom. Feature wall with dado rail. Built in wardrobes custom built by Hammonds. Radiator. uPVC window to rear.



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BEDROOM THREE

8' 7" x 8' 6" (2.64m x 2.61m)

A third good sized bedroom. Radiator. uPVC window to rear.

FAMILY BATHROOM

6' 6" x 5' 5" (2.00m x 1.67m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap, bath either chrome mixer tap and chrome shower. Extractor fan. Chrome heated towel rail. Tiled walls and window surround. Tiled floor. Obscured glass window to front. Under floor heating.

OUTSIDE

REAR GARDEN

A sunny, south facing rear garden bordered by a brick wall and timber fence. Paved patio leading to a large area laid to lawn. Stepping stone, paved pathway to one side. Stone edged planter with mature shrubs. Timber shed. Outside tap. Steps to side gate for access.

FRONT

Slate chipping area and paving stones leading to front door. Shrub area to side. Driveway with parking for two vehicles side by side.



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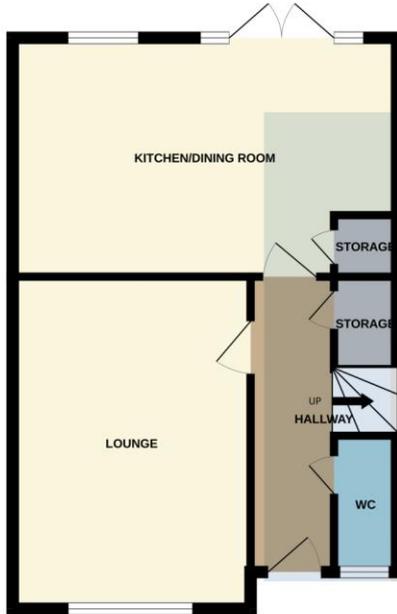


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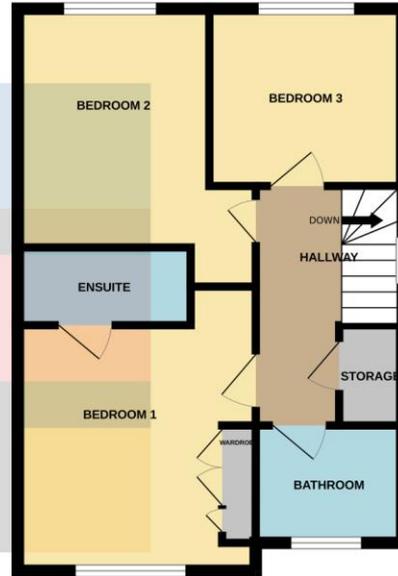


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GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 954 sq.ft. (88.6 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		95 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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