

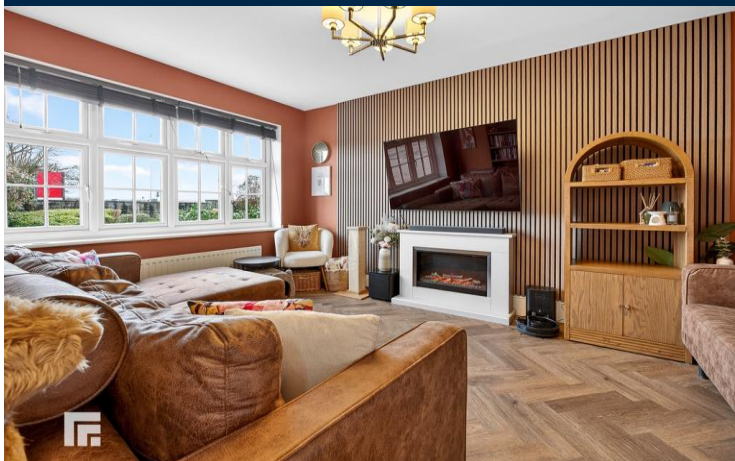


1 PENTREBANE DRIVE

CARDIFF CF5 3DQ

ASKING PRICE OF

£375,000



SEMI-DETACHED PROPERTY



3



2



3



1

**** 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

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

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.



1 PENTREBANE DRIVE, CARDIFF CF5 3DQ

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.



1 PENTREBANE DRIVE, CARDIFF CF5 3DQ

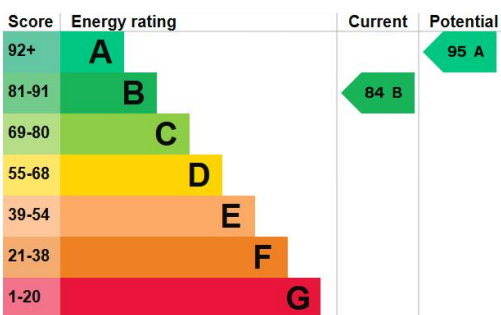


1 PENTREBANE DRIVE, CARDIFF CF5 3DQ



1 PENTREBANE DRIVE, CARDIFF CF5 3DQ

FLOORPLAN TO FOLLOW



RADYR 029 2084 2124
Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK