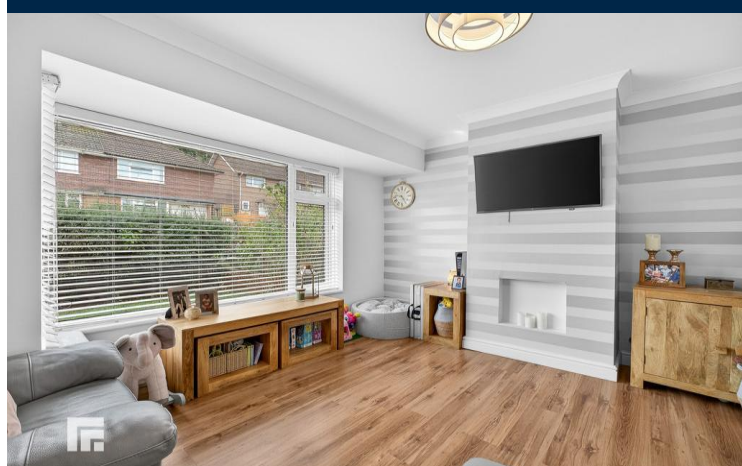




**54 ELDERBERRY ROAD**  
**PENTREBANE**  
**CARDIFF CF5 3RH**

ASKING PRICE OF  
**£280,000**



**SEMI-DETACHED PROPERTY**



**3**



**1**



**2**



**1**

**\*\* THREE BEDROOM SEMI- DETACHED FAMILY HOME \*\*GARAGE (NO ROOF) \*\*** A family home in the sought after location. Entrance hallway, leading to a modern kitchen, WC, utility room, lounge and dining room. To the first floor are three bedrooms and a family bathroom. Gas central heating. Low maintenance rear garden and driveway to front with parking for three vehicles. EPC rating :

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX:**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

The property is situated in the popular suburb of Fairwater with a variety of local amenities and public houses. There are regular bus and train services and the property is within easy commuting distance of Cardiff City Centre. There are schools at all levels and easy access to the M4 motorway.

#### ENTRANCE

Entered via driveway with path to front and side door. Laid to lawn with boundary hedge. Parking for 3 vehicles.

#### HALLWAY

10' 10" x 4' 2" (3.32m x 1.28m)  
Entered via glazed front door into hallway. Tiled flooring. Radiator. Glazed door to lounge, and opening to kitchen/diner. Stairs to first floor with storage under. Double glazed window to side.

#### LOUNGE

13' 0" x 12' 9" (3.98m x 3.90m)  
uPVC double glazed window to front. Wood laminate flooring. Gas point for fireplace. Radiator.

#### KITCHEN/DINER

20' 8"(max) x 11' 10" (6.30m x 3.61m)  
An open-plan kitchen/diner with modern kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Integrated fridge and freezer. Fitted electric oven and hob with extractor hood over. Feature breakfast bar. Tiled flooring and splash backs. Column radiator. Cupboard housing gas central heating boiler. Spotlights. uPVC double glazed window and French patio doors to rear garden. Opening to WC, and double glazed door to utility room.

#### CLOAKROOM

4' 3" x 2' 4" (1.30m x 0.72m)  
Modern low level WC with wash hand basin over. Tiled splash backs and flooring. Window to side.

#### UTILITY ROOM

15' 11" x 6' 0" (4.87m x 1.84m)  
Door and window to front. Plumbed for washing machine and tumble dryer. Space for fridge/freezer. Window and door to rear garden. Light and power.

#### FIRST FLOOR

##### LANDING

Doors to three bedrooms and bathroom. Loft access with pull-down ladder. uPVC double glazed window to side.

##### BEDROOM ONE

11' 11" x 11' 1" (3.65m x 3.39m)  
uPVC double glazed window to rear. Fitted wardrobe. Column radiator. Wood laminate flooring.

##### BEDROOM TWO

10' 9" x 8' 10" (to wardrobes) (3.30m x 2.70m)  
Fitted wardrobes to one wall with mirrored sliding doors. Wood laminate flooring. uPVC double glazed window to front. Radiator.

##### BEDROOM THREE

8' 9" x 8' 4" (2.69m x 2.56m)  
uPVC double glazed window to rear with views. Wood laminate flooring. Radiator.

#### BATHROOM

6' 3" x 5' 6" (1.92m x 1.68m)  
A luxury bathroom suite comprising low level WC, vanity enclosed wash hand basin and fitted bath with rainfall shower head, handheld attachment and glass screen. Fully tiled walls and floor. Spotlights and extractor fan. uPVC double glazed window to side. Ladder radiator.

#### OUTSIDE

##### REAR GARDEN

Full width paved patio, artificial lawn and decking. Boundary wall and fence. Mature trees. Opening to the shell of the garage (no roof). Outside tap.

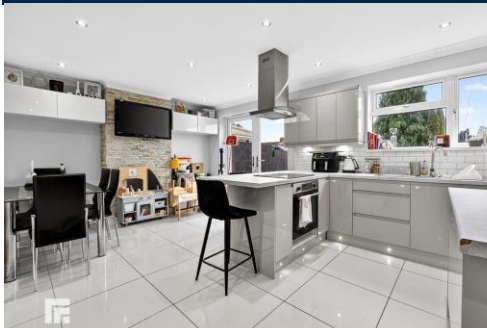
#### ADDITIONAL INFORMATION

Planning for double storey extension to side 2024.  
Application No: 23/02818/HSE





# 54 ELDERBERRY ROAD, PENTREBANE, CARDIFF CF5 3RH



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EPC AND FLOORPLAN TO FOLLOW.

**RADYR** 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South  
Glamorgan, CF15 8AA



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