



164 PENTREBANE DRIVE
ST FAGANS
CARDIFF CF5 3DR

ASKING PRICE OF
£475,000



DETACHED PROPERTY



4



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Welcome to this exquisite four-bedroom Redrow family home, styled after the renowned 'Oxford' design from their exclusive Heritage Collection. This magnificent residence, situated in the coveted Cae St Fagans community, showcases beautiful craftsmanship and quality fittings throughout. The entrance greets you with an inviting hallway, leading to a spacious bay-fronted lounge ideal for comfortable family living. An expertly fitted kitchen with a generous family dining area, featuring a range of integrated appliance. A handy utility room and a discreet cloakroom. The first floor unveils four spacious bedrooms, principal bedroom with its tasteful ensuite shower room and built-in 'Hammonds' wardrobes. Also nestled upstairs is a separate modern family bathroom. The house benefits from gas central heating and double glazing. Step outside to discover a south-facing garden, perfect for relaxation or outdoor entertainment, along with a well-kept front garden. A double-width driveway guides you to a garage, offering extra storage or parking options. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,509 SQ FT

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

Approached via a composite panelled entrance door with double glazed window to upper part, Amtico style flooring, staircase to first floor, low level under stairs storage cupboard and radiator.

LOUNGE

16' 5" x 10' 9" (into bay)(5.02m x 3.29m)

An excellent sized principal reception with bay fronted window, feature electric fire with stone hearth, back and surround, radiator.

KITCHEN AND FAMILY DINING ROOM

21' 11" x 14' 2" (6.70m x 4.33m)

A delightful open plan kitchen and family dining room. Kitchen well appointment along three sides in light panelled fronts beneath square edge worktop surfaces, inset induction hob with curved glass cooker hood above, inset oven and grill, inset 1.5 bowl stainless steel sink with side drainer, integrated fridge and freezer, integrated dishwasher, matching range of eye level wall cupboards, marble effect tiled to splashback areas, window to rear. Family dining area with ample space for large family dining table, patio doors to rear garden, Amtico flooring throughout, storage cupboard, radiator and door to utility room.

UTILITY ROOM

7' 6" x 5' 9" (2.29m x 1.77m)

Units and worktops to one side, inset stainless steel sink with side drainer, plumbing for washing machine, window to rear, Amtico flooring, radiator and door to cloakroom.

CLOAKROOM

White suite comprising low level wc, wash hand basin, Amtico flooring, window to side and radiator.



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FIRST FLOOR

LANDING

Approached via an easy rising single flight staircase leading to the central landing area, access to roof space, storage cupboard and airing cupboard housing the hot water cylinder. Radiator.

BEDROOM ONE

14' 7" x 10' 9" (into bay)(4.46m x 3.29m)
An excellent sized principal bedroom with bay fronted window, Hammonds fitted wardrobes to one side, radiator and door to ensuite.

ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, shower cubicle with chrome shower, tiled splash back, tiled flooring, window to front and chrome heated towel rail.

BEDROOM TWO

14' 2" x 10' 4" (4.33m x 3.16m)
Aspect to front, a second double bedroom, large double wardrobe freestanding to remain, radiator.

BEDROOM THREE

11' 11" x 10' 9" (3.64m x 3.28m)
Overlooking the delightful rear garden, a third double bedroom, radiator.

BEDROOM FOUR

10' 1" x 9' 11" (3.08m x 3.03m)
Aspect to rear, a fourth double bedroom, radiator.

FAMILY BATHROOM

6' 7" x 5' 10" (2.02m x 1.78m)

Modern white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above, swivel shower screen, wall tiling to splash back areas, tiled flooring, chrome heated towel rail, extractor fan and window to rear.

OUTSIDE

REAR GARDEN

A superb south facing rear garden comprising paved patio leading onto an area of lawn with additional paved patio to rear with feature pergola, outside tap, enclosed by timber lap fencing and access to side.

FRONT GARDEN

Lawned front garden with inset plants and shrubs, double width driveway leading to garage.

GARAGE

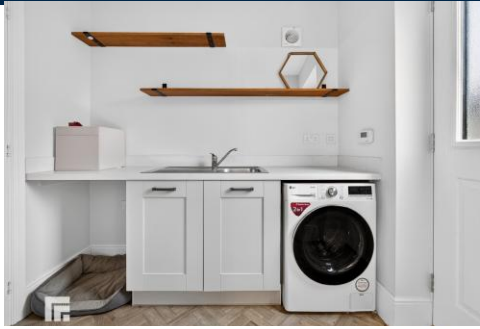
Single garage with up and over access door.

ADDITIONAL INFORMATION

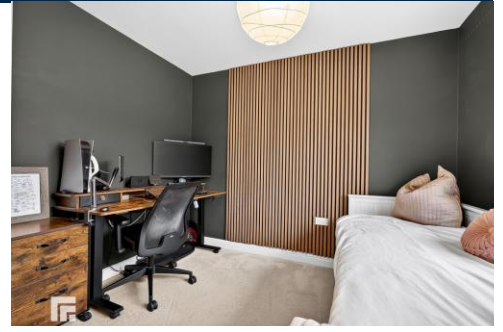
There is an annual site management charge of approx. £250 per annum (Solicitors to confirm).



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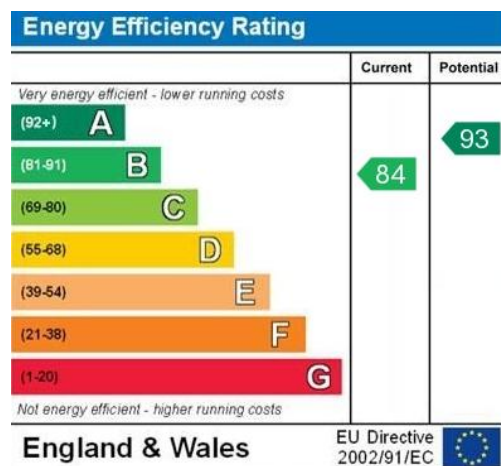
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TOTAL FLOOR AREA : 1509 sq.ft. (140.2 sq.m.) approx.

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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