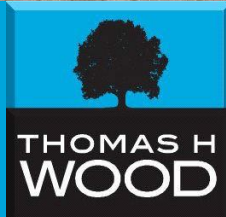




70 Pantmawr Road

Rhiwbina, Cardiff, CF14 7TG



Asking Price Of £395,000

3 Bedrooms



A sought after, traditional semi-detached home offering three bedrooms, a contemporary family bathroom and two reception rooms and modern fitted kitchen. In brief, the accommodation comprises an entrance hallway, a dining room, lounge boasting a fuel burner and a fitted kitchen. To the first floor there are three bedrooms, a modern family bathroom. Externally the current owners have transformed the rear garden into a fantastic natural space boasting vegetation areas, cultivated wildflowers, shrubs and perennials with a large chicken coop to the side. A truly beautiful south facing natural garden. To the front is a driveway providing ample off road parking. Situated close to all amenities with primary and secondary schooling through the medium of English and Welsh in the vicinity.

ENTRANCE

Approached via a block paved driveway, a storm porch laid to traditional black and white tiling and a PVCu double glazed door into;

HALLWAY

Parquet flooring and stairs rising to the first floor with storage beneath. Radiator.

DINING ROOM

13' 7" x 11' 2" (4.14m x 3.4m) uPVC double glazed bay window to front, parquet flooring, fireplace, radiator.

LOUNGE

15' 7" x 9' 10" (4.75m x 3m) Double glazed French style patio doors to rear aspect, parquet flooring, feature fireplace with a multi fuel burner set upon a slate hearth, radiator.

KITCHEN

20' 6" x 7' 2" (6.25m x 2.18m) A range of fitted wall and base units with an inset one and a half bowl ceramic sink and drainer unit with a chrome mixer tap. Inset 5 hob gas burner with extractor hood, fitted electric oven and grill, integrated dish washer, space for freestanding fridge/freezer, plumbing for washing machine and space for dryer. Further benefits include a breakfast bar, tile flooring, tile splashbacks, a side aspect obscure uPVC double glazed door, uPVC double glazed windows to side and rear, radiator.



FIRST FLOOR

LANDING

Obscure uPVC double glazed window to side and loft access.

BEDROOM 1

13' 6" x 9' 2" (4.11m x 2.79m) Front aspect uPVC double glazed bay window, radiator.

BEDROOM 2

13' 1" x 10' 0" (3.99m x 3.05m) Rear aspect uPVC double glazed window, a built-in wardrobe, radiator.

BEDROOM 3

8' 8" x 7' 3" (2.64m x 2.21m) uPVC double glazed window to front, radiator.

BATHROOM

A contemporary white three piece suite comprising a bath with chrome mixer tap, walk in wet room area with glass screen and chrome mixer shower, low level W.C and a pedestal wash hand basin with chrome mixer tap, fully tiled walls and floor, chrome heated towel rail and obscure uPVC double glazed window to rear, spotlights.

OUTSIDE

Front Aspect

A block paved driveway providing ample off road parking with side access to the rear garden and well stocked flower beds.

Rear Garden

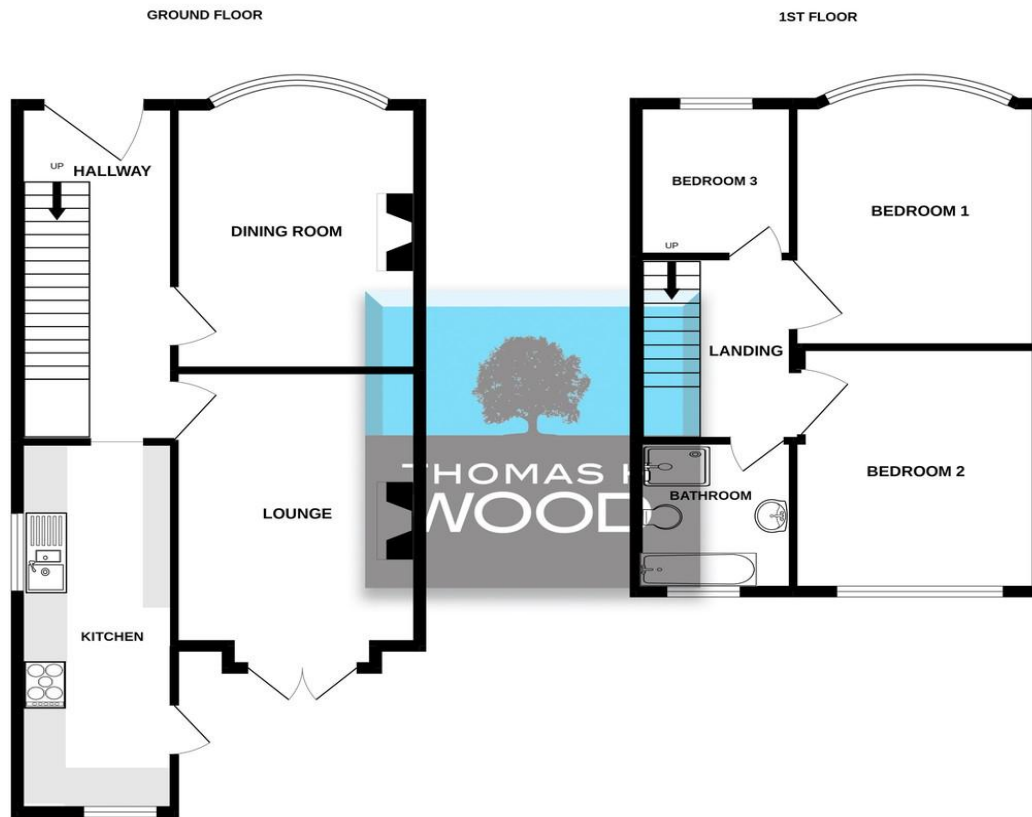
A fantastic natural space boasting vegetation areas, cultivated wildflowers, shrubs and perennials with a large chicken coop to the side. A truly beautiful south facing natural garden.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX Band E





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		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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