

80 Pentrebane Drive, St Fagan's , Cardiff, CF5 3DR



Estate Agents and
Chartered Surveyors

Asking Price Of

£475,000



Detached Property

4

2

3

2

Property Description

**** FOUR BEDROOM DETACHED ** BEAUTIFULLY PRESENTED ** WOODLAND VIEWS **** A highly desirable and beautifully presented family home built by Redrow this Cambridge style detached family house boasts high quality fixtures and fittings throughout. Entrance hallway, cloakroom, large lounge, spacious family/dining and family room with integrated appliances, utility room. To the first floor there are four good sized bedrooms, principal bedroom with ensuite shower room and a separate family bathroom with shower over bath. Gas central heating, fitted wardrobes to bedroom one and two. Gas central heating, double glazing. Landscaped rear garden with paved patio and lawn, driveway to front leading to the detached garage. EPC Rating: B

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,365 sq ft

**Viewing Arrangements
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 entrance door leading to the entrance hallway, staircase to first floor, quality wood flooring and radiator.

CLOAKROOM

A spacious cloakroom with white suite comprising low level wc, wash hand basin, window to front, quality wood flooring and radiator.

LOUNGE

16' 4" x 12' 2" (5.00m x 3.72m)

An excellent sized principal reception, quality wood flooring and radiator.

KITCHEN/DINING AND DINING ROOM

25' 5" x 12' 10" (7.76m x 3.92m)

A superb open plan kitchen/dining and family room. The kitchen is well appointed along two sides in light panelled fronts beneath square edge laminate worktops, inset 1.5 bowl stainless steel sink with side drainer, inset four ring gas hob with curved

glass cooker hood above, integrated two ovens, integrated fridge freezer, integrated dishwasher, matching range of eye level wall cupboards, large family seating and dining area, window to rear, double opening patio doors to rear garden, understairs storage cupboard, recessed spotlights, door to utility room, quality wood flooring and two radiators.

UTILITY ROOM

6' 7" x 5' 8" (2.01m x 1.75m)

Appointed along one side in matching kitchen units and worktops, inset stainless steel sink with side draining, plumbing for washing machine and space for tumble dryer, concealed logic gas central heating boiler, doors to side, quality wood flooring and radiator.

FIRST FLOOR LANDING

Approached via an easy rising single flight staircase leading to the central landing area, access to roof space and radiator.

BEDROOM ONE

15' 5" x 12' 2" (4.71m x 3.73m)

Overlooking the woodlands to the front, a good sized principal bedroom, fitted 'Hammonds' wardrobes to one side, radiator and door to ensuite.

ENSUITE SHOWER ROOM

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Modern white suite comprising low level wc, vanity wash basin with storage below, double width shower cubicle with chrome shower, electric shaver point, extractor fan, window to side and chrome heated towel rail.

BEDROOM TWO

13' 3" x 9' 3" (4.04m x 2.82m)

Overlooking the woodlands to the front, a second double bedroom, fitted 'Hammonds' wardrobes and radiator.

BEDROOM THREE

11' 1" x 10' 0"(max) (3.38m x 3.06m)

Overlooking the rear garden, a third double bedroom, radiator.

BEDROOM FOUR

9' 1" x 7' 5" (2.78m x 2.28m)

Aspect to rear, radiator.

FAMILY BATHROOM

10' 9" x 5' 8" (3.28m x 1.75m)

Modern white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above, swivel shower screen, wall tiling to splash back area, window to side, electric shaver point, extractor fan, airing cupboard housing the hot water cylinder and chrome heated towel rail.

OUTSIDE

REAR GARDEN

Paved patio leading onto an area of lawn. Gate to side leading to driveway and garage.

FRONT

Decorate stones and shrubs to borders, paved pathway to front door, driveway leading to garage. Gate to garden.

DETACHED GARAGE

Detached single garage with up and over access door. Power and lighting.

ADDITIONAL INFORMATION

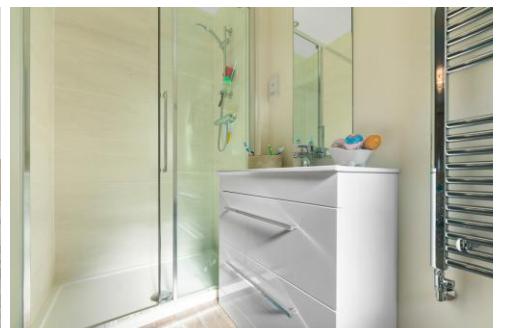
Site service charge

Approx. £300 per annum - not payable yet as the site is still being developed.

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GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.

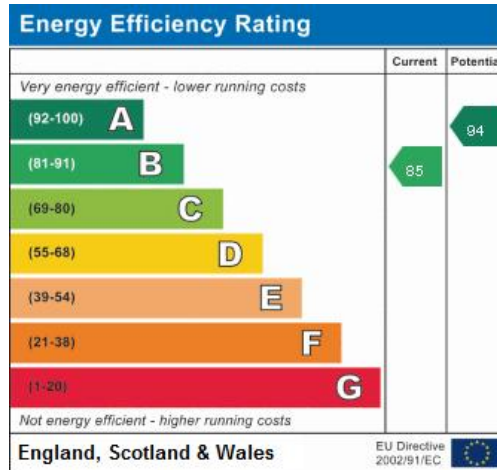


1ST FLOOR
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 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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