

180 Pentrebane Drive,

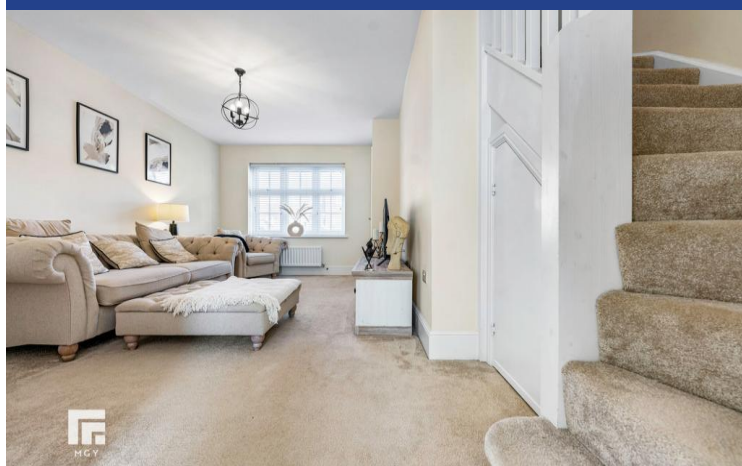
Cardiff, CF5 3DR



Estate Agents and
Chartered Surveyors

Asking Price Of

£280,000



Mid Terrace Property

2

2

3

1

Property Description

**** BEAUTIFULLY PRESENTED MID TERRACE HOME ** TWO DOUBLE BEDROOMS ** SUNNY REAR ASPECT **** A beautifully presented two double bedroom modern mid terrace family home in a convenient location. Entrance hallway, cloakroom, lounge, kitchen/dining room. To the first floor there are two double bedrooms both with en-suites. Gas central heating, double glazing. Delightful south westerly facing rear garden, driveway. EPC Rating: B

Tenure Freehold

Council Tax Band C

Floor Area Approx TBC

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

Entered via double driveway with parking for two vehicles to front door.

HALLWAY

4' 10" x 4' 5" (1.48m x 1.36m)
Entered via double glazed composite front door into hallway. Tiled flooring. Doors to lounge and WC. Radiator.

LOUNGE

17' 11"(max) x 10' 4" (max)(5.47m x 3.15m)
uPVC double glazed window to front. Radiator. Stairs to first floor with storage cupboard under. Door to kitchen/diner.

KITCHEN/DINER

14' 2" x 8' 1" (4.33m x 2.47m)
A well presented kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink with complementary Quartz work surfaces and upstand. Fitted electric double oven and hob with extractor hood over. Integrated fridge/freezer. Space for washer/dryer. Cupboard housing has central heating boiler. Tiled flooring. Spotlights. Radiator. uPVC double glazed window and French patio doors to rear garden.

CLOAKROOM

5' 6" x 3' 7" (1.69m x 1.10m)
Low level WC and wash hand basin. Tiled flooring and splash backs. Radiator. Spotlights. Extractor fan.

FIRST FLOOR

LANDING

Doors to two double en-suite bedrooms. Radiator. Loft access.

BEDROOM ONE

14' 3"(max) x 8' 10" (4.35m x 2.70m)
Two uPVC double glazed windows to front aspect. Fitted wardrobes. Radiator. Door to en-suite.

ENSUITE

6' 3" x 5' 5" (1.93m x 1.67m)
A white suite comprising low level WC, wash hand basin and panelled bath with mixer shower over and glass screen. Tiled splash backs and floor. Spotlights and extractor fan. Shaver point. Ladder radiator.

BEDROOM TWO

11' 1" x 10' 4" (3.40m x 3.16m)
uPVC double glazed window to rear. Radiator. Fitted storage cupboard. Door to en-suite two.

ENSUITE TWO

7' 10" x 3' 6"(max) (2.40m x 1.08m)
Low level WC, wash hand basin and fitted shower cubicle with mixer shower over. Tiled splash backs and floor. Ladder radiator. Spotlights. Extractor fan. Shaver point. uPVC double glazed window to rear.

OUTSIDE

REAR GARDEN

A South-Westerly facing, landscaped rear garden with full width paved patio to the top level. Steps down to artificial lawn and decked seating area. Raised shrub borders. Boundary fence. Gated access to rear. Outside tap, power points and lighting.

ADDITIONAL INFORMATION

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

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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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