

# 25 Pentrebane Drive,

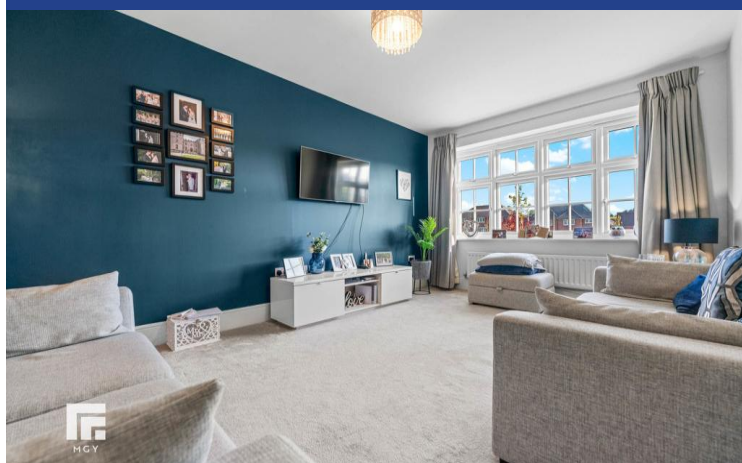
## Cardiff, CF5 3DQ

Asking Price Of

**£375,000**



Estate Agents and  
Chartered Surveyors



### Semi-Detached Property

- 3
- 2
- 3
- 1

# Property Description

**\*\*SEMI DETACHED PROPERTY\*\*THREE BEDROOMS\*\*REDROW 'LUDLOW' STYLE\*\*CORNER PLOT\*\*** A well presented, three bedroom Redrow, semi-detached property overlooking the park. Entrance hallway, lounge, kitchen/dining room and WC. To the first floor; principal bedroom with en-suite, a second double bedroom, family bathroom and third bedroom. Large rear, landscaped garden. Corner plot with side garden. Driveway with parking for two cars. EPC Rating: B

Tenure Freehold

Council Tax Band E

Floor Area Approx 950 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

### ENTRANCE HALLWAY

Entered via a pale blue, composite door, a light hallway. ' Amtico' LVT flooring, understairs storage cupboard and radiator. Doors leading to WC, kitchen/dining room and lounge. Staircase leading to first floor.

## LOUNGE

15' 8" x 10' 9" (4.80m x 3.28m)

A spacious lounge with large uPVC window looking out onto the park/green space. Radiator

## CLOAKROOM

5' 9" x 2' 11" (1.76m x 0.90m)

White suite; low level WC, corner wall hung wash hand basin with chrome mixer tap. Tiled splashback. Radiator. Spotlights. Obscured glass window to front.

## KITCHEN/DINING ROOM

17' 8" x 11' 4" (5.40m x 3.47m)

Appointed along three sides, light grey eye and low level cupboards beneath quality, laminate work surfaces with black glass splashback. Stainless steel one and a half bowl sink with drainer and chrome mixer tap, integrated four ring gas hob with splashback and extractor hood, integrated fridge freezer, integrated ' AEG' double oven, integrated dishwasher, cupboard with plumbing for washing machine with matching worktop and extractor fan. Modern, vertical radiator and continuation of ' Amtico' flooring. Ample space for dining table. Spotlights. Large sliding doors to rear. Window above sink looking over the well maintained rear garden.

## FIRST FLOOR

### LANDING

Entered via a turning staircase with oak banister, a spacious landing. Obscured glass window to side. Storage cupboard housing ' IDEAL ' logic combo boiler. Loft access. Radiator. Doors leading to three bedrooms and family bathroom.

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## BEDROOM ONE

11' 3" x 10' 10" (3.44m x 3.31m)

A well presented principal bedroom with a triple built in wardrobe. A second built in double wardrobe. Radiator. window looking over the park. Door to en-suite.

## ENSUITE

6' 11" x 4' 0" (2.13m x 1.23m)

White suite; low level WC, wall hung wash hand basin with chrome mixer tap, double shower with glass sliding door and chrome shower. Electric shaving point. Extractor fan. 'Amtico' LVT flooring. Chrome heated towel rail.

## BEDROOM TWO

11' 7" x 10' 10" (3.55m x 3.31m)

A second double bedroom overlooking the landscaped rear garden. Built in double wardrobe. Radiator.

## BEDROOM THREE

8' 6" x 8' 5" (2.61m x 2.58m)

A third bedroom. Radiator. uPVC window to rear.

## FAMILY BATHROOM

6' 6" x 5' 6" (1.99m x 1.68m)

White suite; low level WC, wall hung wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap, chrome shower, and glass shower screen. Tiled splashbacks and 'Amtigo' LVT flooring. Extractor fan. Spotlights. Chrome heated towel rail. Obscured glass window to front.

## OUTSIDE

### REAR GARDEN

Bordered by a brick wall and timber fence with sleepers to one side. A large rear, landscaped garden. French doors leading onto an Italian, porcelain paved patio area. A further patio area with space for garden furniture. Area of lawn bordered by stone planters leading to a further lawn and patio.

Outside tap. Solar lights. Timber shed. Timber gate to side for access.

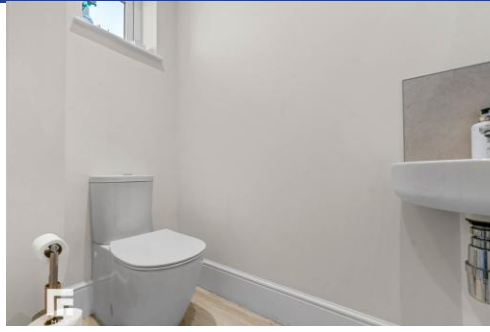
### FRONT GARDEN

Corner plot with side garden laid to lawn and bordered by Laurel hedges. Paved pathway leading to front door and paved pathway leading to gate for access to rear garden. Driveway with parking for two vehicles.

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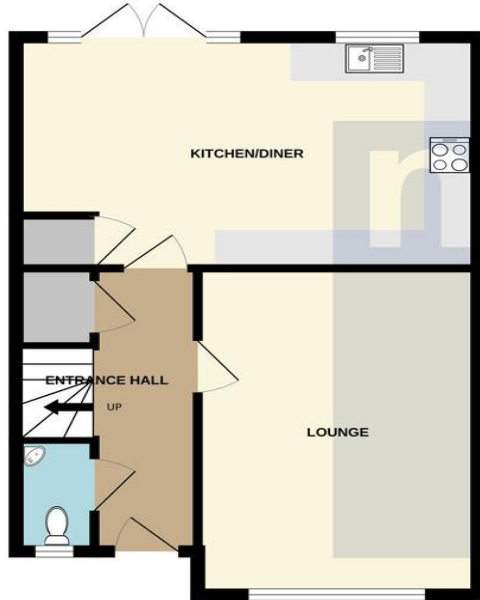


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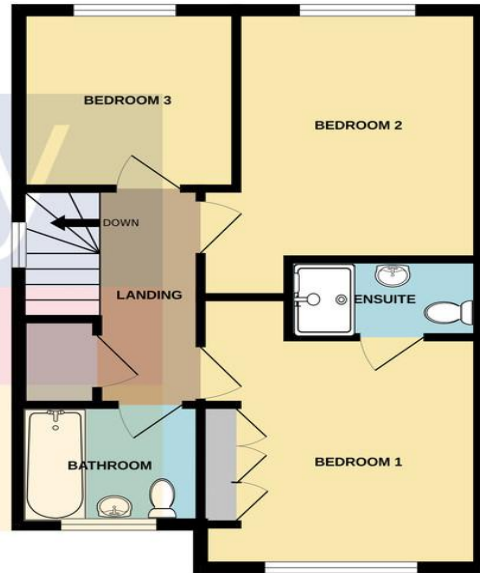


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GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 950 sq.ft. (88.2 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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Score	Energy rating	Current	Potential
92+	A		95 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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