



91 Pentrebane Street, Cardiff

Cardiff

£400,000





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Nestled approximately one mile from the vibrant heart of Cardiff City Centre, this impressive property offers a unique opportunity to own a charming five-bedroom house in a sought-after location

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Approx 1 Mile From Cardiff City Centre
- Three Story Traditional Terrace
- Five Bedrooms
- Two Receptions
- Kitchen / Dining Room
- Ideal Investment / Large Family Home



Entrance Hall

Accessed via UPVC double glazed door, tiled flooring, tiled flooring, ceiling light point, stairs to the first / second floor with traditional spindled balustrade and newel post, doors to:

Reception One

Double glazed front aspect window, ceiling light point, 2 x radiators.

Reception Two

Double glazed rear aspect window, ceiling light point, radiator x 2.

Kitchen / Dining Room

A large well appointed room offering both kitchen and dining areas. The kitchen is fitted with a modern range of wall and base level with cupboard and drawer units with work surfaces over, 2 x stainless steel sink and drainer units with mixer taps, 2 x electric ovens with cooker hoods over, space and plumbing for washing machines, tiled flooring, double glazed windows to the side and rear, double glazed door to the outside, wall mounted boiler, door to under stairs storage cupboard.

First Floor Landing

Ceiling light points, stairs to the second floor, doors to:

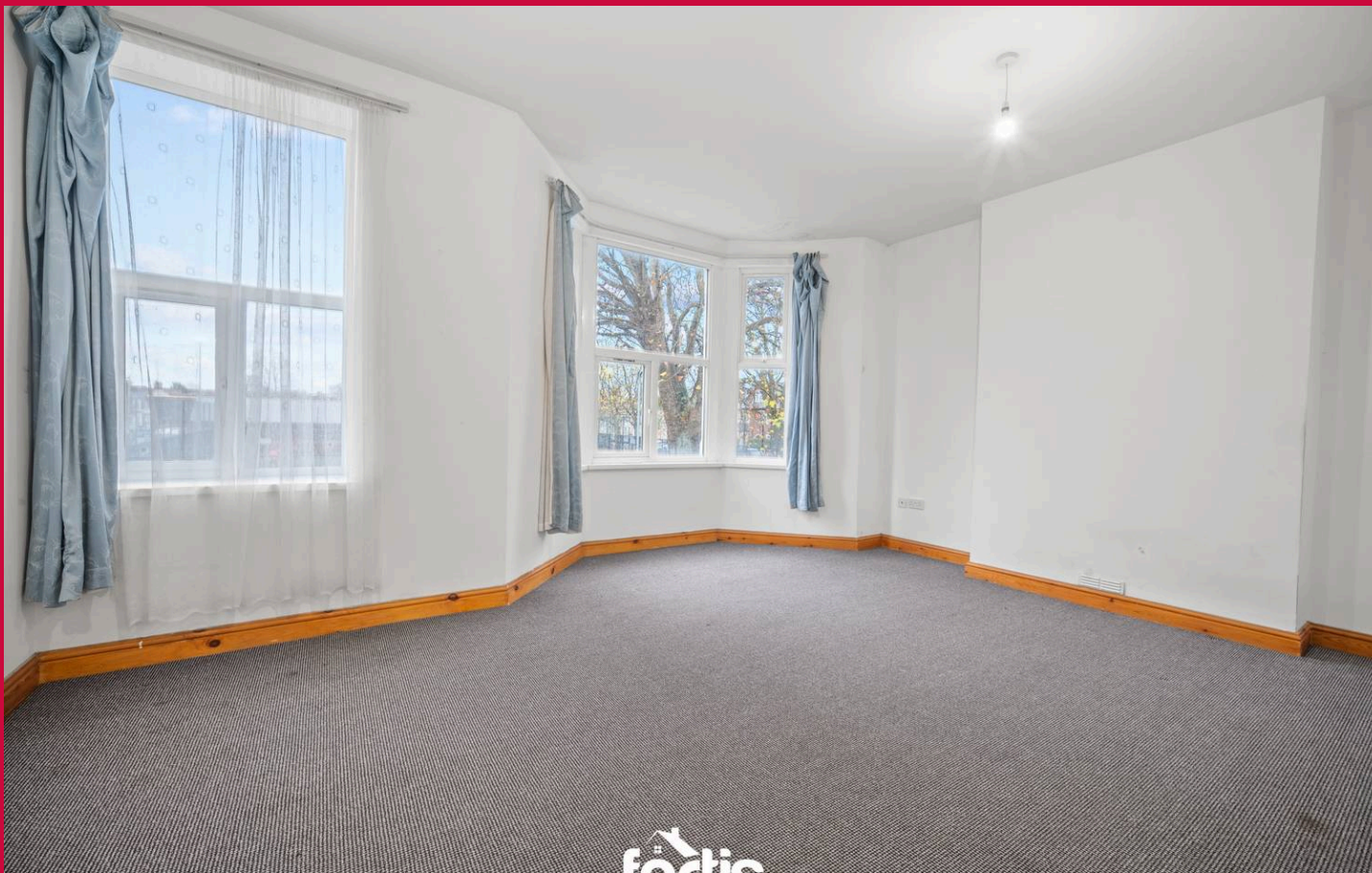
Bedroom One

A large double bedroom with double glazed bay window to the front with double glazed window to the side of, 2 x radiators, 2 x ceiling light points.

Bedroom Two

Double glazed rear aspect window, ceiling light point, 2 x radiators.





WC

Low level WC with push button flush, corner hand wash basin, tiled walls, radiator, double glazed obscured window, ceiling light point.

Shower Room

A modern, three piece suite comprising shower cubicle with electric shower, low level WC, pedestal wash basin, tiled walls, vinyl flooring, radiator, ceiling light point, double glazed obscured window.

Bathroom

A modern, three piece suite comprising panel enclosed bath, low level WC, pedestal wash basin, tiled walls, vinyl flooring, radiator, ceiling light point, double glazed obscured window.

Bedroom Three

Double glazed rear aspect window, vinyl flooring, ceiling light point, radiators.

Second Floor Landing

Ceiling light point, loft access point double glazed window, loft access point, traditional spindled balustrade, doors to:

Bedroom Four

Double glazed front aspect window, ceiling light point, 2 x radiators.

Bedroom Five

Double glazed rear aspect window, ceiling light point, 2 x radiators.





GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

GROSS INTERNAL AREA
 TOTAL: 1,908 sq.ft
 GROUND FLOOR: 737 sq.ft, FIRST FLOOR: 762 sq.ft, SECOND FLOOR: 409 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

GARDEN

A low maintenance, courtyard style rear garden being mainly paved.

ON STREET

