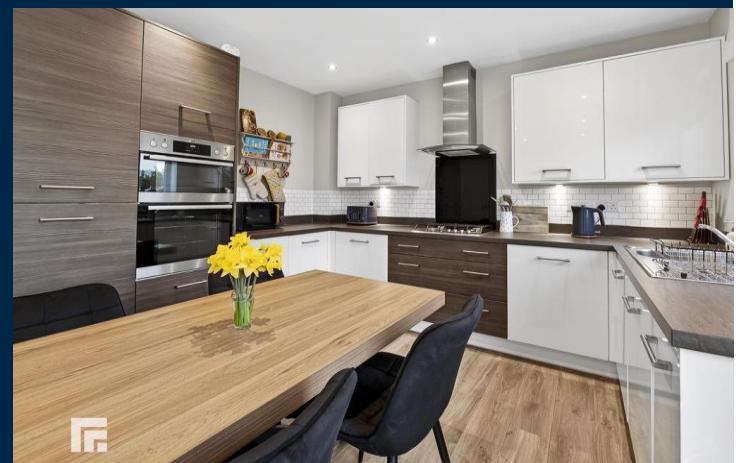




4 PENTREBANE DRIVE
CARDIFF CF5 3DR

OFFERS IN EXCESS OF
£375,000



SEMI-DETACHED PROPERTY



3



2



3



2

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 964 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

CLOAKROOM

5' 9" x 2' 11" (1.76m x 0.89m)

Modern white suite; low level WC, corner wall hung wash hand basin with chrome mixer tap. Tiled Splashback. 'LVT' flooring. Radiator. Obscured glass window to front.

FIRST FLOOR

LANDING

Built in storage cupboard housing 'IDEAL' combi boiler. Radiator. uPVC window to side. Access to boarded attic space with light. Doors to all rooms.

BEDROOM ONE

12' 2" x 12' 0" (max)(3.71m x 3.68m)

A good sized double bedroom. Built in 'Hammonds' wardrobes to two sides. Radiator. uPVC window to front. Door to en-suite.

ENSUITE

7' 0" x 6' 11" (2.14m x 2.11m)

Modern white suite, low level WC, wall hung wash hand basin with chrome mixer tap, shower cubicle with chrome shower and glass sliding shower screen. Extractor fan. Chrome heated towel rail. Shaving point. Spotlights. 'LVT' flooring.

BEDROOM TWO

11' 8" x 9' 6" (3.58m x 2.90m)

A second spacious double bedroom. Fitted Hammond's, mirrored wardrobes. Radiator. uPVC window to rear.

BEDROOM THREE

8' 7" x 8' 7" (2.63m x 2.62m)

A third bedroom. Radiator. uPVC window to rear.

FAMILY BATHROOM

6' 7" x 5' 6" (2.01m x 1.68m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap, bath with chrome mixer tap, chrome shower and glass shower screen. Chrome heated towel rail. Shaving point. Extractor fan. Vinyl flooring. Obscured glass window to front. Wooden fitted shutters.



M G Y . C O . U K

4 PENTREBANE DRIVE, CARDIFF CF5 3DR

OUTSIDE

REAR GARDEN

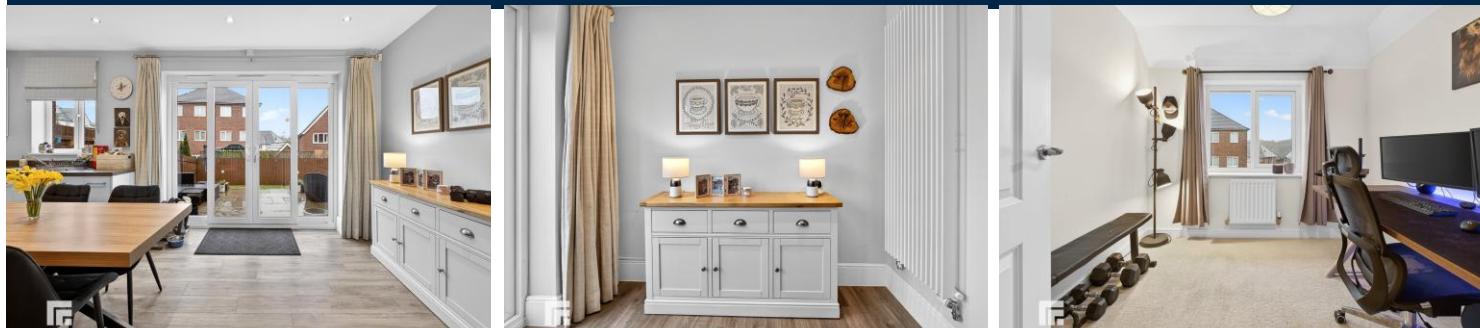
Bordered by a timber fence, large landscaped rear garden. Paved patio area with steps leading to a large area of lawn. Timber shed. Outside tap. Outside sensor light. Timber gate to side for access.

FRONT

Laid to lawn with two paved pathway leading to front door. Timber gate to side for access to rear garden. Driveway with parking for three vehicles in tandem. Electric car charger to remain.



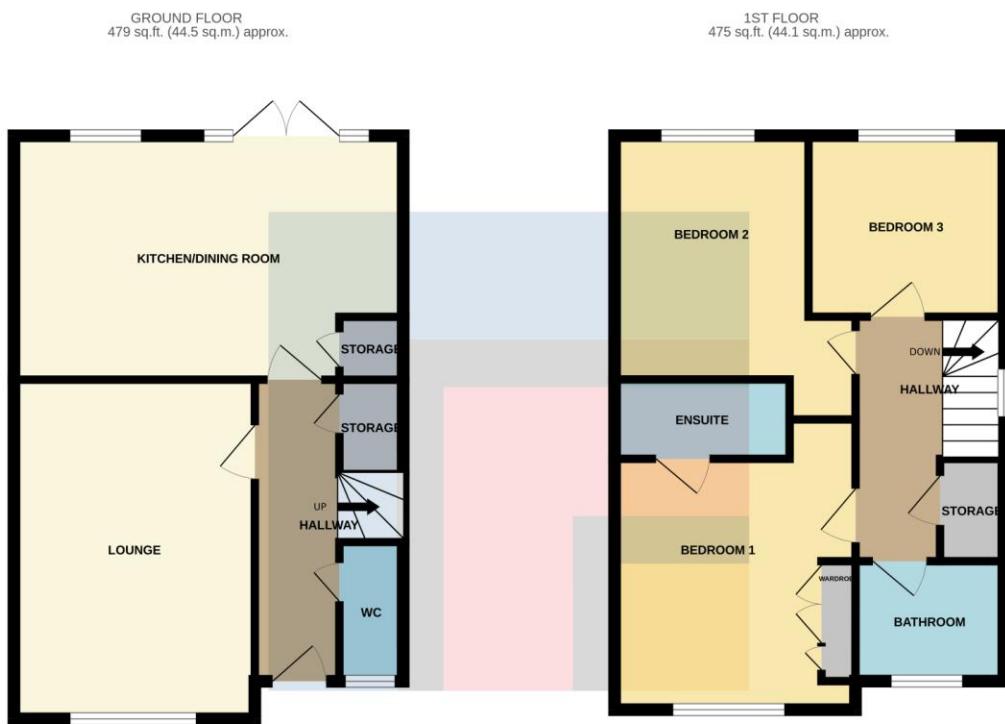
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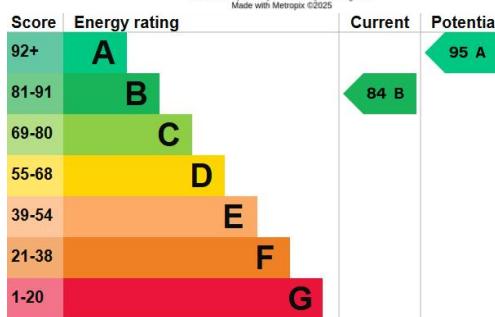
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TOTAL FLOOR AREA: 954 sq.ft. (88.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The floorplan is for general information purposes only and is not to scale. It is not intended for 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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