



4 PENTREBANE DRIVE

CARDIFF CF5 3DR

OFFERS IN EXCESS OF

£375,000



SEMI-DETACHED PROPERTY



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2



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**\*\* SEMI DETACHED PROPERTY \*\* THREE BEDROOMS \*\* LARGE REAR GARDEN \*\* DRIVEWAY \*\*** A beautifully presented ex show home three bedroom Redrow 'Ludlow' style semi detached property on the lovely development Pentrebane Drive. Entrance hallway, spacious lounge, kitchen/dining room and WC. To the first floor, a good sized master bedroom with en-suite, a second spacious double bedroom, family bathroom and third bedroom. A large, landscaped rear garden. Driveway with electric car charger. EPC rating:B

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 964 SQ FT**

**VIEWING: 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.

#### HALLWAY

Entered via a modern composite door, built in under stairs storage cupboard. Radiator. Doors to all rooms. Stairs with oak banister leading to first floor.

#### LOUNGE

16' 9" x 10' 9" (5.12m x 3.30m)  
A spacious family lounge. Radiator. uPVC window to front. Door to hallway.

#### KITCHEN/DINING ROOM

17' 9" x 11' 11" (5.42m x 3.65m)  
Appointed along three sides, modern high and low level cupboards beneath quality laminate worktops. Integrated four ring gas hob with glass splashback and chrome extractor hood, stainless steel sink with chrome mixer tap and vanity, integrated fridge freezer, integrated 'AEG' oven and grill, integrated dishwasher. Built in cupboard with plumbing for washing machine. Tiled splashbacks. Quality LVT wood effect flooring. Spotlights. Modern vertical radiator. uPVC window to rear. uPVC sliding doors opening into landscaped rear garden.

#### 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.



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## 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 abed 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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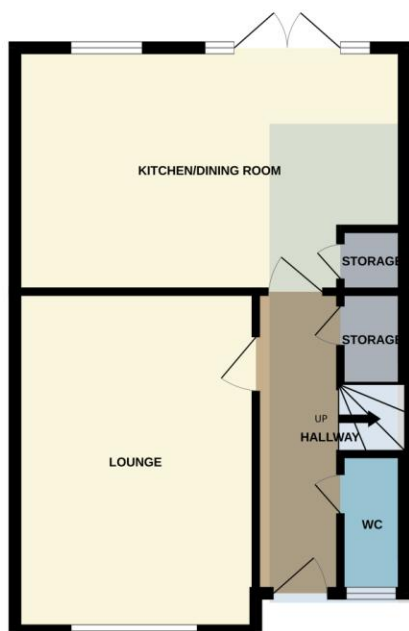


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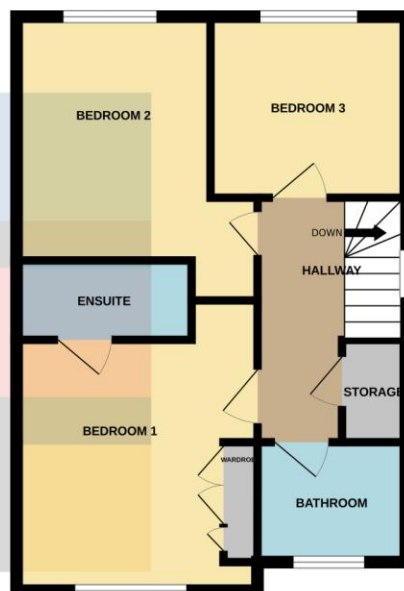


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GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



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



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 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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