

Pentre Street

CARDIFF, CF11 6QX

GUIDE PRICE £285,000

Hern &
Crabtree



Pentre Street

This handsome bay-fronted, four-bedroom mid-terrace home.

The ground floor offers three reception rooms whether used as formal living and dining rooms alongside a family room, or as a home office and playroom, the space is well suited to modern family living. The kitchen sits to the rear of the property and is complemented by a practical lean-to/utility area, providing additional storage and laundry space with direct access to the garden.

Upstairs, the first floor offers four bedrooms, including a generous principal bedroom with a bay window to the front, two further comfortable doubles and a good-sized single bedroom. The family bathroom is fitted with a corner bath and shower over.

Externally, the property enjoys a traditional forecourt frontage that enhances its attractive period appearance. To the rear is a private, enclosed garden with mature shrubs, stone chippings and gated rear lane access, providing a low-maintenance outdoor space.

Pentre Street is perfectly placed for everything the area has to offer, with local shops, cafés, schools and the TramShed all within walking distance, while Cardiff City Centre is just a short stroll away. A great opportunity to buy a spacious period home in a popular and convenient location.



Approx 1388.00 sq ft

Front

A traditional forecourt garden complements the attractive bay-fronted façade of this charming turn-of-the-century mid-terrace home.

Entrance Hall

Accessed via an enclosed storm porch with a double glazed uPVC entrance door featuring obscure glazing, an overhead window, original tiled side panels and a traditional tiled floor. A glazed wooden door opens into the welcoming hallway, complete with coved ceiling, picture rail, dado rail, radiator, staircase to the first floor and a useful understairs storage alcove.

Living Room

Positioned to the front of the property, the living room features a single glazed bay window with secondary glazing, coved ceiling, gas fireplace and radiator, creating a bright and comfortable reception space.

Sitting Room

A second generous reception room offering a coved ceiling, picture rail, fitted glazed display cabinet within the alcove, radiator and access through to the lean-to, making it an ideal family room or additional lounge.

Lean-To / Utility Area

A practical addition to the home with glazed door and window opening onto the garden, tiled flooring, sink unit, plumbing for a washing machine, power points and a useful pantry cupboard.

Dining Room

Located off the hallway, the dining room enjoys a double glazed window to the side, fitted storage cupboard and two radiators, with a doorway leading directly into the kitchen.

Kitchen

Fitted with a range of wall and base units complemented by work surfaces incorporating a one and a half bowl sink and drainer. There is space for an electric cooker with cooker hood over, space for fridge freezer and additional appliances, together with a small breakfast bar, built-in cupboard, tiled splashbacks, vinyl flooring, a double glazed window overlooking the rear garden and a double glazed door providing direct garden access.

Landing

Featuring a matching balustrade, dado rail, linen cupboard and access to all first-floor accommodation.

Bedroom One

A spacious principal bedroom positioned to the front with a single glazed bay window benefiting from secondary glazing. Further features include a coved ceiling, picture rail, attractive cast iron fireplace and radiator.

Bedroom Two

A comfortable double bedroom overlooking the rear garden with double glazed window, fitted wardrobes and radiator.

Bedroom Three

Another well-proportioned bedroom enjoying a double glazed rear window, radiator, loft access hatch and an airing cupboard housing the Worcester combination boiler.

Bedroom Four

A single bedroom with a side-facing single glazed window, radiator and an original cast iron fireplace, making an ideal nursery, home office or study.

Bathroom

Fitted with a corner bath incorporating a shower over, WC and wash hand basin. Finished with tiled walls, vinyl flooring, radiator and a double glazed obscure window to the side.

Garden

The enclosed rear garden enjoys stone chippings, mature shrubs and established planting, enclosed by attractive stone walls with the added benefit of gated rear lane access.

Additional Information

Freehold. Council Tax Band E (Cardiff). EPC rating F.

Disclaimer

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Council Tax Band: E

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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