

Maple Road

PENTREBANE, CARDIFF, CF5 3TY

GUIDE PRICE £260,000

**Hern &
Crabtree**



Maple Road

Set back on Maple Road, this generously proportioned three-bedroom semi-detached property benefits from generous front and rear gardens and offers modern, move-in-ready living, making it an ideal family home or first-time purchase.

Beautifully presented throughout, the accommodation briefly comprises an entrance hall, a spacious lounge, a dining room with a door out onto the rear garden, a modern fitted kitchen with a utility area, and a convenient ground-floor cloakroom.

To the first floor are three well-proportioned bedrooms and a modern three-piece family bathroom suite.

Externally, the property boasts a substantial private rear garden, providing excellent outdoor space for relaxation, entertaining, and family enjoyment, while the generous front garden enhances the property's kerb appeal and offering handy off street parking.

Conveniently located close to a range of local shops and amenities, as well as Fairwater Leisure Centre and Rugby Club, the property is also served by highly regarded schools and excellent public transport links to Cardiff City Centre, making it a popular choice for families and commuters alike.

Early internal viewing is highly recommended to fully appreciate everything this impressive home has to offer.



Approx 1073.00 sq ft

Entrance

Entered via a pvc front door, stairs to the first floor with open area beneath, radiator, wooden floor.

Living Room

Double glazed window to the front, radiator.

Kitchen

Double glazed window to the rear, wall and base units with worktop over, stainless steel sink and drainer, a four ring gas hob, integrated oven and grill, integrated microwave, integrated dishwasher.

Dining Room

Double glazed patio doors to the rear, radiator.

Lobby/Utility

Pvc door to the front and the rear, double glazed window, worktop, space and plumbing for washing machine and tumble dryer.

Cloakroom

Fitted with w.c and wash hand basin, laminate flooring.

First Floor Landing

Stairs rise up from the hall with wooden handrail, double glazed window to the side, coved ceiling, access to loft space.

Bedroom One

Double glazed window to the front, radiator, built in wardrobe.

Bedroom Two

Double glazed window to the rear, radiator, built in wardrobe.

Bedroom Three

Double glazed window to the rear, radiator.

Bathroom

Double obscure glazed window to the side, bath with mixer tap and shower attachment and a Triton power shower, w.c and wash hand basin, heated towel rail, tiled walls, tiled floor.

Garden

Decked area, Astro turf area, garden shed, cold water tap.

Front

Paved for parking, lawn area.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

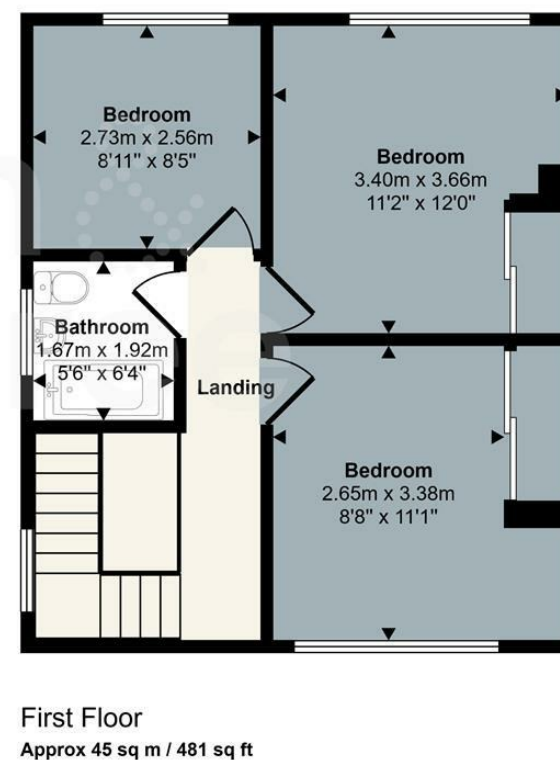
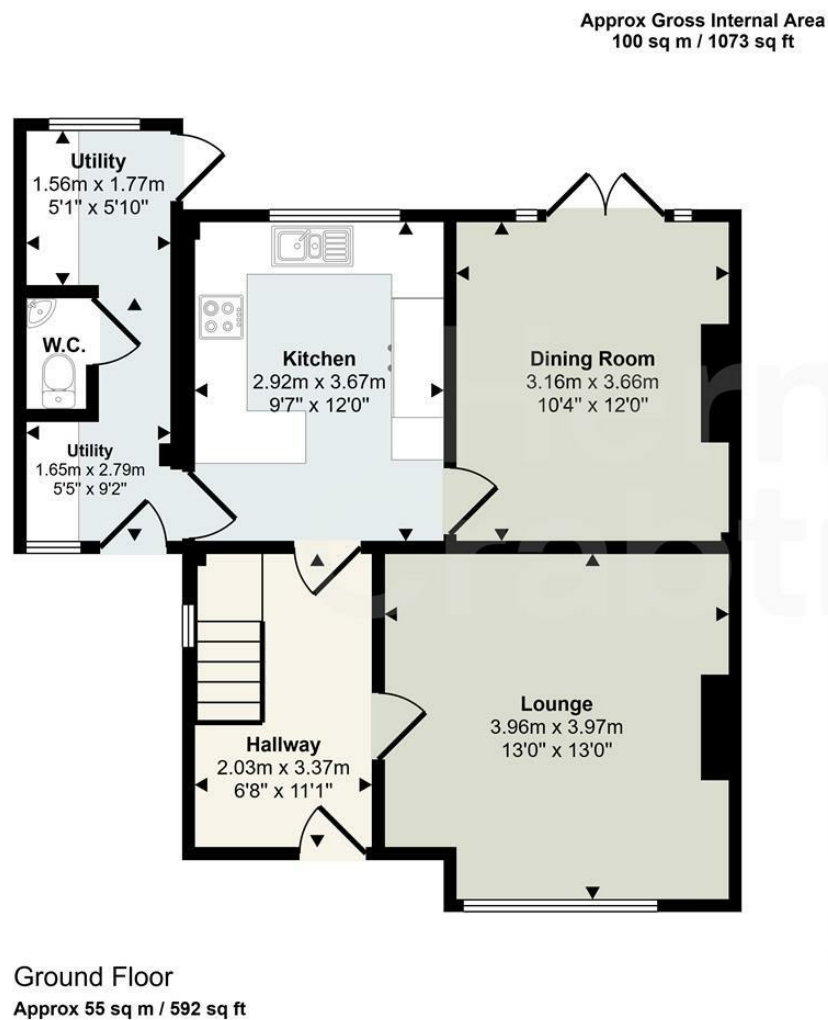
Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is

Council Tax Band: D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	79
		EU Directive 2002/91/EC

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



Hern & Crabtree

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