

# Pentrebane Road

PENTREBANE, CARDIFF, CF5 3RE

£210,000

**Hern &  
Crabtree**





# Pentrebane Road

No chain. Set back on a leafy stretch of Pentrebane Road, this three-bedroom mid-terrace property offers an exciting opportunity for buyers looking to create their perfect home.

With a wonderful green outlook and a good size rear garden, the home is full of natural light and offers a fantastic sense of space throughout. While in need of some modernisation, it's a true blank canvas – ready for you to make it your own.

The accommodation briefly comprises: Porch, Entrance Hall, Dining Room, Lounge, fitted Kitchen and Outhouse/Utility to the ground floor. To the first floor are Three Double Bedrooms, a Shower Room and a separate W.C.

Pentrebane Road is located close to local shops and amenities, very good transport links to and from Cardiff City Centre and good local school catchments. Sure to be popular, book early!



**1042.00 sq ft**

**Entrance**

Porch with tiled floor. Wooden door into the hallway.

**Hallway**

Stairs to the first floor. Radiator. Wood laminate floor. Understairs storage area.

**Lounge**

Double glazed window to the front. Radiator. Coved ceiling.

**Outhouse**

Composite door leading out to the front. Built in storage. Radiator. Utility meters.

**Sitting Room**

Large double glazed window to the rear. Radiator. Marble feature fireplace.

**Kitchen**

Double glazed window and door to the rear. The kitchen is fitted with wall and base units with worksurfaces. Stainless steel sink and drainer. Space and plumbing for appliances.

**FIRST FLOOR**

Stairs from the entrance hall.

**Landing**

Loft access hatch.

**Bedroom One**

Double glazed window to the front. Radiator. Built in cupboard housing boiler and a further storage cupboard. Coved ceiling.

**Bedroom Two**

Double glazed window to the rear. Radiator.

**Bedroom Three**

Double glazed window to the front. Radiator. Built in wardrobe.

**Shower Room**

Obscure double glazed window to the rear. Shower cubicle, wash hand basin and w/c. Laminate flooring. Heated towel rail. Part tiled walls,

**OUTSIDE**

**Front Garden**

Lawn area and path.

**Rear Garden**

Enclosed with timber fencing. Paved rear garden with gravel flower beds. Cold water tap.

**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.

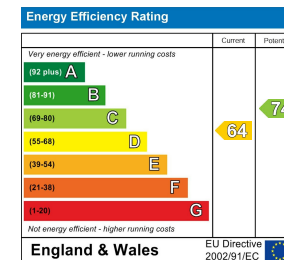
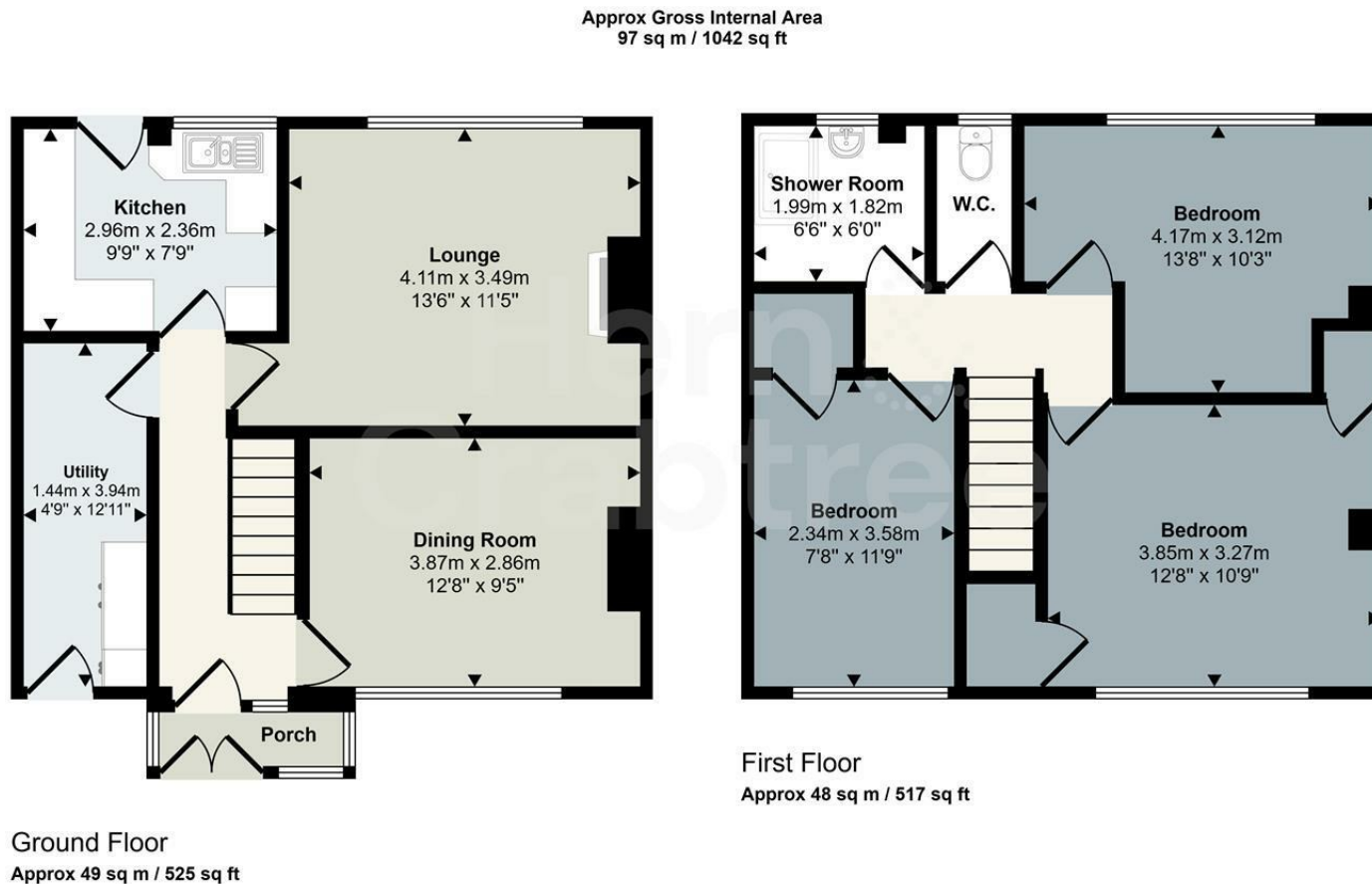
**Additional Information**

We have been advised by the vendor that the property is Freehold.









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.

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