Elderberry Road

PENTREBANE, CARDIFF, CF5 3RH

GUIDE PRICE £299,950

Hern & Crabtree



Elderberry Road

No Chain. A fantastic opportunity to acquire a three-bedroom home offering a wealth of potential and a flexible layout, ideal for buyers looking to put their own mark on a property.

The accommodation comprises an entrance hallway, two reception rooms, conservatory, fitted kitchen and ground-floor WC. There are also two additional rooms providing useful extra space, with potential for a utility room, home office or hobby room.

Upstairs, there are three bedrooms, including two doubles with fitted wardrobes, alongside a shower room with walk-in shower.

Externally, the property benefits from off-road parking for several vehicles.

Located in the popular area of Fairwater, the property is well placed for local shops, schools, parks, leisure facilities and transport links, including Fairwater railway station, providing access to Cardiff city centre.

Although requiring modernisation, the property offers excellent scope for improvement and represents an exciting prospect for buyers seeking a home they can transform to suit their own needs.











Approx 1469.00 sq ft

Council Tax Band: D

Entrance Porch
Entered via double pvc front door, tiled floor.

Hall
Entered via wood front door, double glazed window to the side, stairs to the first floor, radiator, dado rail.

Lounge
Double glazed window to the front and the side, radiator, coved ceiling, fireplace with tiled hearth.

Kitchen
Double glazed window to the rear, paneled ceiling, wall and base units with worktop over, gas hob with oven and grill with extractor fan, sink and drainer, boiler, laminate flooring. We have been advised the boiler was serviced in October 2026.

Cloakroom
Obscure glazed window, w.c..

Dining Room
Double glazed French doors open to the conservatory, double glazed window to the side, coved ceiling, radiator, tiled fireplace with wooden mantle.

Conservatory
Double glazed conservatory, French doors to the garden, radiator, tiled flooring.

Landing
Stairs rise up from the hall, double glazed window to the side, dado rail, radiator, access to loft space.

Bedroom One
Double glazed window to the front, radiator, built in wardrobe with storage above.

Bedroom Two
Double glazed window to the rear, radiator, built in wardrobe with storage above.

Bedroom Three
Double glazed window to the rear, radiator.

Bathroom
Double obscure glazed window to the side, walk in shower with seat, w.c and wash hand basin, radiator, tiled walls.

Garage Extention/Utility/Study
Access from hallway, obscure window, pvc door.
Bedroom/Study - double glazed French doors to the garden, double glazed window to the side, coved ceiling.
Utility Room Pvc door to the rear, double glazed window to the side, laminate flooring.

Garage
Sliding door, stone tiled floor, storage and space for one car, beamed ceiling, shelving.

Garden
Stone tiled steps lead to garden, raised flower beds, trees, patio.

Front
Driveway for several vehicles, access to the garage.

Additional Information & Tenure
We have been advised by the vendor that the property is Freehold.
Epc -
Council Tax - D

Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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.





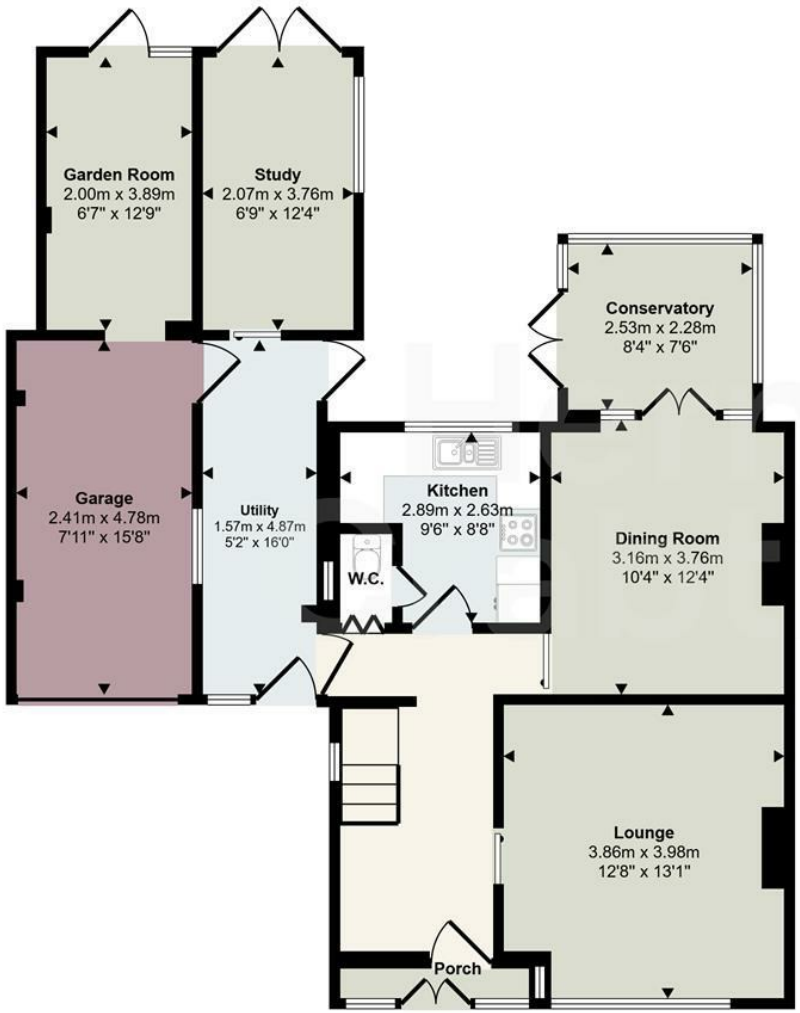




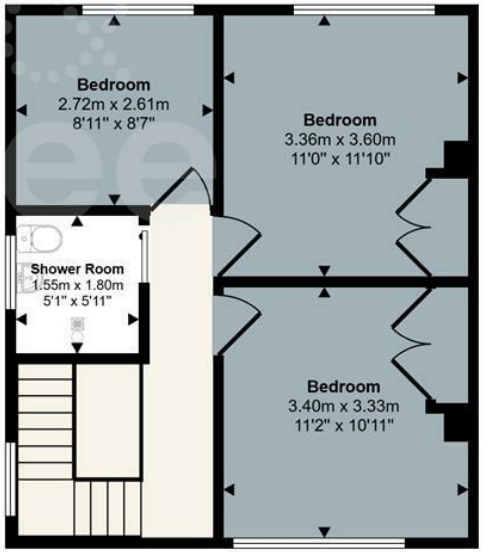


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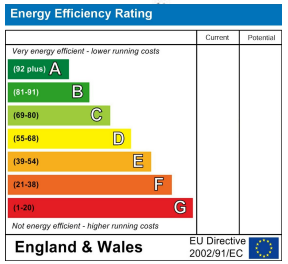
Approx Gross Internal Area
137 sq m / 1469 sq ft



Ground Floor
Approx 92 sq m / 988 sq ft



First Floor
Approx 45 sq m / 481 sq ft



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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