

# Lime Grove

PENTREBANE, CARDIFF, CF5 3TZ

GUIDE PRICE £269,950

Hern &  
Crabtree



# Lime Grove

Situated in an elevated position on Lime Grove, this stylish and generously proportioned three-bedroom semi-detached property offers modern, turnkey living and would make an ideal family home or first-time purchase.

At the heart of the home is a contemporary open-plan kitchen/dining area, creating a fantastic space for everyday family life and entertaining. Beautifully presented throughout, the accommodation briefly comprises an entrance hall, spacious lounge, modern fitted kitchen/diner with doors opening onto the rear garden, utility area, and a convenient ground-floor shower room.

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

Externally, the property benefits from a good-sized, private rear garden, providing excellent outdoor space for relaxation and family enjoyment.

Lime Grove enjoys a convenient location close to a range of local shops and amenities, as well as Fairwater Leisure Centre and Rugby Club. The area is 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.



# 1058.00 sq ft

## Entrance

Entered via pvc front door, double glazed window to the side, radiator, stairs to the first floor with understairs storage, recess lights, tiled floor.

## Living Room

Double glazed window to the front, radiator, fireplace, wooden floor.

## Kitchen/Diner

Double glazed patio doors lead to the garden, double glazed window to the rear, kitchen fitted from Howdens with a range of wall and base units with worktop over, a five ring induction hob, double oven and grill, one and a half bow sink and drainer, built in microwave and built in wine fridge, space for American style fridge, integrated dishwasher, cupboard housing the combination boiler, recess lights, blower heating, tiled floor.

Dining area has made to measure sofa's which are included in the sale.

## Utility

Double glazed door to the front, double glazed window to the rear and double glazed door to the side leads to garden, radiator, space and plumbing for washing machine and tumble dryer, tiled floor.

## Shower Room

Double glazed window to the front, shower and w.c., tiled walls.

## First Floor Landing

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

## Bedroom One

Double glazed window to the front, built in wardrobes, underfloor heating, wood laminate flooring.

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

Double obscure glazed window to the side, bath, w.c and wash hand basin, heated towel rail, tiled walls and floor..

## Garden

Enclosed by brick wall, cold water tap, decked sitting area, greenhouse, further raised decking area, gravel area with water feature.

## Front

Low maintenance garden, slate chippings, path and steps to front door.

## Tenure and additional information

### 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.



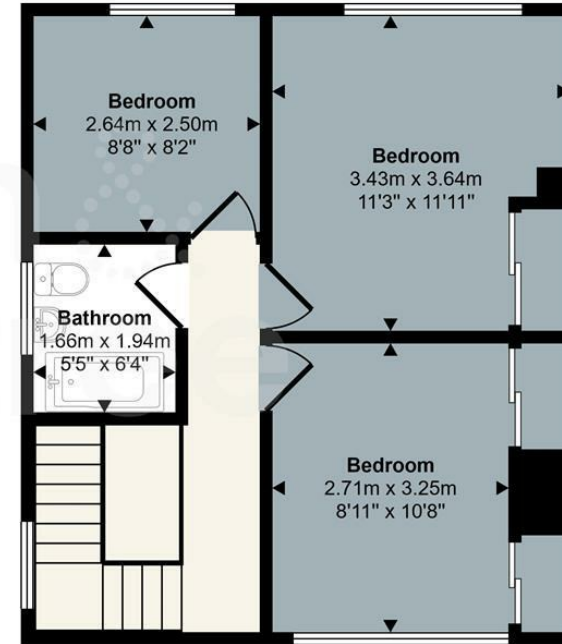


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area  
98 sq m / 1058 sq ft



Ground Floor  
Approx 54 sq m / 582 sq ft



First Floor  
Approx 44 sq m / 476 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.

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

