



Edwards & Co
property sales & lettings

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**Pentrebane Drive
Cardiff
CF5**

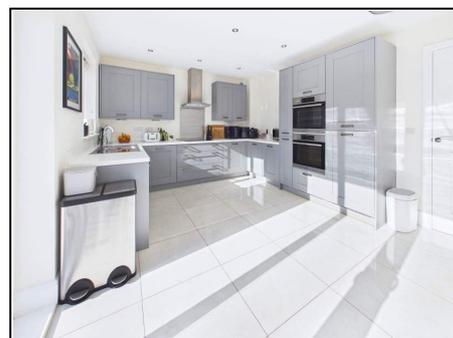
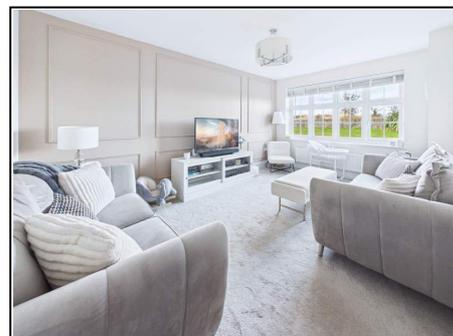
Guide Price £360,000



- Spacious semi-detached 3 bedroom house
- Sizeable kitchen/dining area
- Large living room
- Two large double bedrooms
- Southerly facing garden with decked area
- Convenient downstairs WC
- Family bathroom and en suite shower room
- Short distance from St Fagan's and local amenities
- Dedicated off-road parking for multiple vehicles
- EARLY VIEWINGS ADVISED!

Ref: PRA53803

Viewing Instructions: Strictly By Appointment Only



General Description

Spacious and beautifully presented 3 bedroom semi detached family home on the former Cae St Fagan's Redrow development Edwards & Co are delighted to offer for sale this extremely well presented family home. The property benefits from off-road parking for multiple vehicles, 2 double bedrooms and a spacious single bedroom, southerly facing garden and large living space. This semi detached property is a short way from St Fagan's village centre and all wonderful local amenities. EARLY VIEWINGS ADVISED!



Entrance/Driveway

The property is set in a residential area and provides off-street parking, accommodating multiple vehicles. The exterior showcases a combination of red brick and smooth render, with large windows allowing for ample natural light. A covered entrance leads into the property, ensuring a sheltered entryway.



Front Entrance

This property features a welcoming entrance characterised by a brick façade and a spacious porch area, providing an inviting transition into the home.



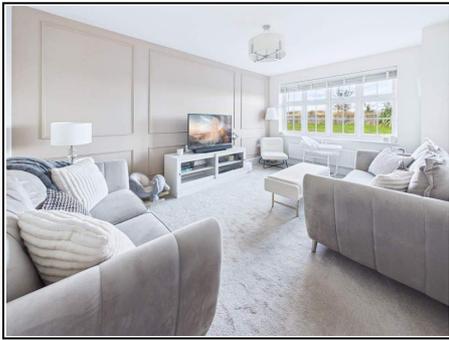
Reception Hallway

Reception hallway featuring a staircase providing access to the first floor accommodation. Natural light enters through a doorway leading to a sunlit Kitchen / Dining area. A useful storage cupboard is positioned under the stairs, offering practicality. The hallway access to the downstairs WC and front living room.



Entrance Hallway

As described.



Living Room

A spacious living room with large windows allowing ample natural light to flood the space, offering views of the surrounding greenery. The room is well-proportioned, allowing for flexible usage depending on personal preferences.



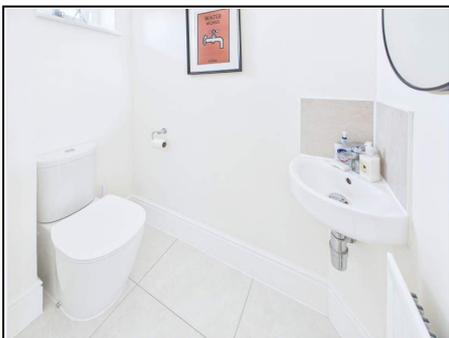
Kitchen

The modern kitchen/dining area featuring a spacious and well-designed layout, characterised by sleek cabinetry and a bright, airy atmosphere. The room benefits from ample natural light from the patio doors leading to the rear garden. To the rear is a useful storage cupboard.



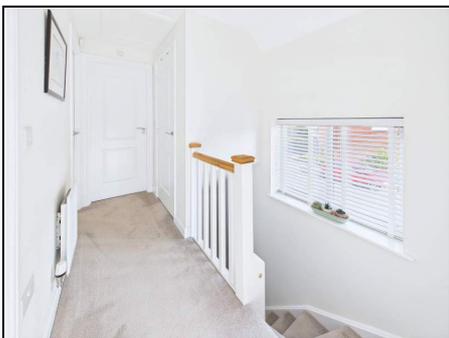
Kitchen/Dining Area

As described.



WC

Useful downstairs WC with wash hand basin and window.



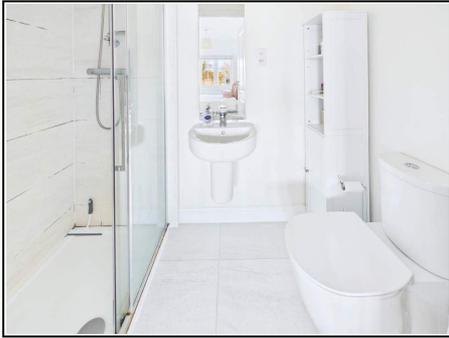
First Floor Landing

Spacious landing with window to side and storage cupboard.



Bedroom 1

Large double bedroom benefiting from ample natural light, with a large window providing a pleasant view. The layout allows for optimisation of space, with built in wardrobes along one wall. To the side is access to the En suite shower room.



En Suite

Convenient En-Suite providing for a large shower cubicle, wash hand basin and WC.



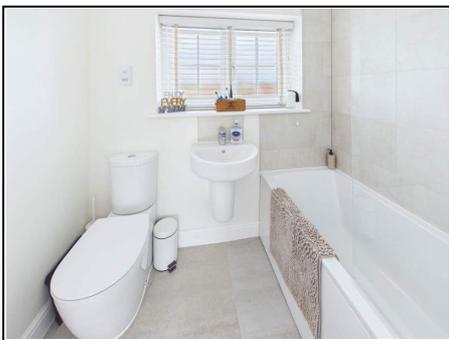
Bedroom 2

Another large double bedroom with window to the rear aspect.



Bedroom 3

Bedroom 3 provides for a spacious single bedroom which can also be utilised for various other uses such as a home office.



Bathroom

Bathroom with WC, wash hand basin and bath with glass screen and shower head. There is also a window to the fore providing light and ventilation.



Decked Terrace

A private south facing garden with an expansive deck area, providing a versatile area for relaxation and outdoor activities. The decking is well-maintained and offers ample room for various uses. There is side access and a pleasant lower garden laid to lawn with various shrubs.



Rear Garden

As described.



Rear Garden 2

As described.

Agents Opinion

A beautiful property in a lovely residential area this property is well worthy of a viewing. The property provides for spacious accommodation with large living area, a pleasant garden to the rear and parking for multiple vehicles. The property is located very close to St Fagan's and to wonderful local amenities.

Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

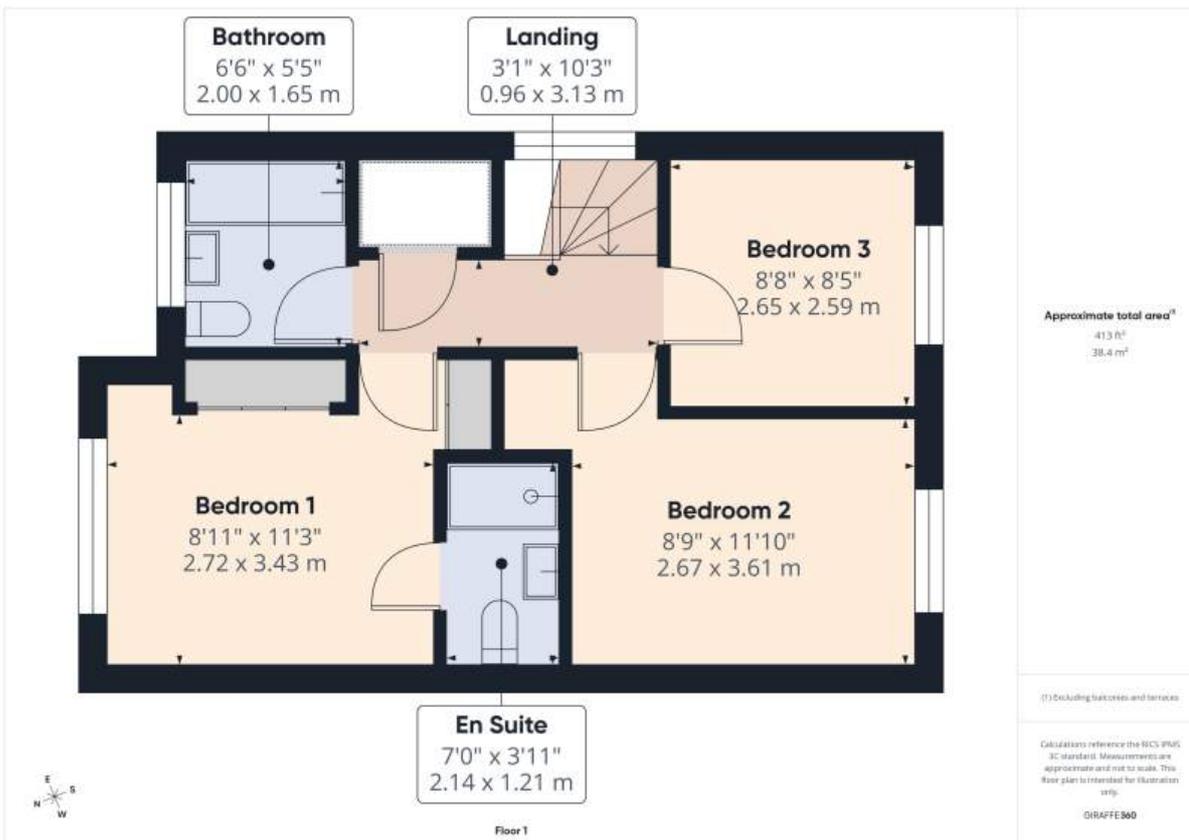
EPC Rating:84

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.