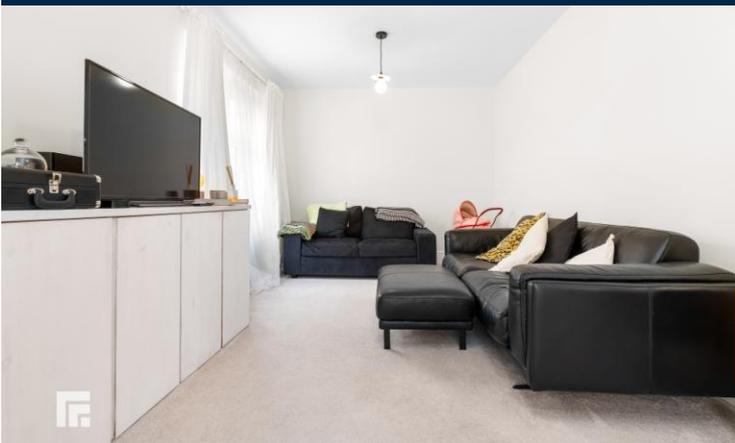




71 PENTREBANE DRIVE
ST FAGANS
CARDIFF CF5 3DQ

OFFERS IN EXCESS OF
£375,000



DETACHED HOUSE



3



2



3



1

**** THREE DOUBLE BEDROOM DETACHED FAMILY HOME ** SOUTH FACING REAR GARDEN ** LONG DRIVEWAY AND GARAGE **** A beautifully presented, modern detached three bedroom family home in a sought after family area being a short distance from amenities. Entrance hallway, cloakroom, large lounge, spacious kitchen & dining room with integrated appliances and a good sized utility room. To the first floor are three double bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom with shower over bath. Gas central heating, double glazing. South facing lawned rear garden. Long driveway and garage. EPC rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,144 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Cae St Fagans is situated in a convenient location not far from Culverhouse Cross Retail Park, City Centre and Cardiff International Airport, with good transport links to the M4 and schools at all levels.

ENTRANCE HALLWAY

Approached via a composite entrance door with obscured glass windows to either side leading to the spacious entrance hallway. Tiled flooring. Staircase to first floor. Radiator.

CLOAKROOM

Quality white suite comprising low level wc, wash hand basin with tiled splash back. Tiled flooring. Extractor fan. Radiator.

LOUNGE

18' 9" x 10' 8" (5.72m x 3.26m)
With windows to front and side, a good sized primary reception. Two radiators.

KITCHEN AND DINER

18' 10" x 10' 8" (5.75m x 3.26m)
A good sized kitchen and diner with kitchen well appointed along three sides with matte finish units beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with curved glass cooker hood above. Integrated dishwasher. Integrated fridge and freezer. Matching range of eye level wall cupboards. Window to rear. Ample space for large family dining table. Worktop breakfast bar area. Windows to front and side. French doors to rear garden. Door to utility room. Two radiators.

UTILITY ROOM

7' 1" x 5' 8" (2.18m x 1.74m)
With units and worktop to one side. Inset stainless steel sink with side drainer. Plumbing for washing machine. Space for tumble dryer. Tiled flooring. Extractor fan. Door to driveway. Under stairs storage cupboard. Radiator.

FIRST FLOOR LANDING

Approached via an easy rising staircase leading to the spacious central landing area. Window to rear. Airing cupboard housing the 'Ideal Logic' gas central heating boiler. Radiator.

BEDROOM ONE

18' 9" x 10' 9" (5.73m x 3.30m) Overall
A spacious primary bedroom suite with window to front, a range of fitted wardrobes to one side. Radiator. Door to ensuite.



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ENSUITE SHOWER ROOM

Beautifully presented ensuite shower room with quality white suite comprising low level wc, vanity wash basin with storage below, large shower cubicle with chrome shower. Recessed spotlights. Extractor fan. Obscured window to side. Electric shaver point. Wall tiling to shower area. Tiled flooring. Chrome heated towel rail. Extractor fan.

BEDROOM TWO

10' 5" x 9' 10" (3.18m x 3.01m)

Overlooking the entrance approach, a second double bedroom. Radiator.

BEDROOM THREE

10' 11" x 8' 7" (3.33m x 2.64m)

Overlooking the park and green to front, a good sized third double bedroom. Radiator.

FAMILY BATHROOM

7' 6" x 6' 6" (2.30m x 1.99m)

Modern white suite comprising low level wc, wash hand basin with mirror above, panelled bath with chrome shower above and glass swivel shower screen. Wall tiling to bath splash back area. Tiled flooring. Obscured glass window to front. Electric shaver point. Extractor fan. Chrome heated towel rail.

OUTSIDE

SIDE GARDEN

South facing rear garden, comprising paved patio leading onto an area of lawn with plants and shrubs to borders. Majority of boundary with brick wall and remaining timber fence. Gate giving access to driveway.

FRONT GARDEN

Hedgerow to front and side boundary. Paved pathway leading to front door.

DRIVEWAY

Long driveway leading to the garage.

GARAGE

With up and over access door. Power and lighting.

VIEWERS MATERIAL INFORMATION

The site service charge for upkeep of communal areas is approx. £250 per annum.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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