



**166 PENTREBANE DRIVE**  
**CARDIFF CF5 3DR**

ASKING PRICE OF  
**£460,000**



**DETACHED PROPERTY**



**4**



**2**



**3**



**1**

**\*\* FOUR BEDROOM DETACHED FAMILY HOME \*\* NO CHAIN \*\*** A beautifully presented, Redrow built 'Oxford' style four bedroom detached family home in a modern, sought after development. Entrance hallway, bay fronted lounge, modern kitchen and diner with doors to rear garden. Utility room and cloakroom. To the first floor are four good sized bedrooms, primary bedroom one with fitted wardrobes and ensuite shower room, plus there is a separate family bathroom with shower over bath. Gas central heating. Double glazing. Delightful landscaped rear garden. Two car side by side driveway to front. Garage. No chain. EPC rating: B

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1,509 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

#### DESCRIPTION

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#### 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 leading to the entrance hallway. Staircase to first floor. Under stairs storage cupboard. Radiator.

#### LOUNGE

16' 5" x 10' 8" (into bay) (5.01m x 3.27m)  
Overlooking the lawned front garden and entrance approach, a good sized primary reception. Feature fireplace with electric fire. Radiator.

#### KITCHEN AND DINER

21' 11" x 12' 0" (6.69m x 3.66m)

Well appointed along three sides in high gloss fronts, 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 twin ovens. Integrated fridge freezer. Integrated dishwasher. Matching range of eye level wall cupboards. Tiled splash back. Ample space for large family dining table. Sliding doors to rear garden with windows to either side. Additional window to rear. Storage cupboard. Radiator. Door to utility room.

#### UTILITY ROOM

7' 6" x 5' 8" (2.30m x 1.74m)

With units and worktops to one side. Inset stainless steel sink with side drainer. Plumbing for washing machine. Space for tumble dryer. Tiled splash back. Door to rear garden. Radiator. Door to cloakroom.

#### CLOAKROOM

White suite comprising low level wc and wash hand basin. Tiled splash back. Obscured glass window to side. Radiator.

#### FIRST FLOOR

##### LANDING

Approached via an easy rising staircase leading to the large central landing area. Access to the boarded roof space via drop down ladder. Airing cupboard housing the hot water cylinder. Additional storage cupboard. Radiator.

##### BEDROOM ONE

14' 7" x 10' 7" (into bay) (4.45m x 3.24m)

With bay fronted window overlooking the quiet close, a good sized primary bedroom. Range of fitted wardrobes to one side. Radiator. Door to ensuite.

##### ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, shower cubicle with folding glass door. Tiled splash back. Obscured glass window to front. Electric shaver point. Extractor fan. Chrome heated towel rail.



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## BEDROOM TWO

14' 0" x 10' 4" (4.29m x 3.15m)

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

## BEDROOM THREE

12' 1" x 10' 8" (3.69m x 3.26m)

Overlooking the beautifully landscaped rear garden, a third double bedroom. Radiator.

## BEDROOM FOUR

10' 0" x 9' 10" (3.07m x 3.01m)

Aspect to rear, a good sized fourth bedroom. Radiator.

## FAMILY BATHROOM

7' 10" x 6' 8" (2.40m x 2.05m)

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

## OUTSIDE

### REAR GARDEN

A beautifully landscaped south facing rear garden with paved patio leading onto a Hard wood decked relaxation area to the centre. Areas of lawn and delightful beds of plants and shrubs. Additional rear paved patio. Timber gate to side. Fully enclosed rear garden. Outside tap.

### FRONT GARDEN

Area of lawn with hedgerow to boundary. Paved pathway to front door. Two car side by side driveway leading to garage.

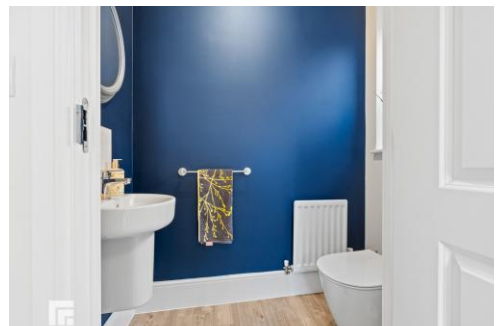
## GARAGE

With up and over access door. Power and lighting.





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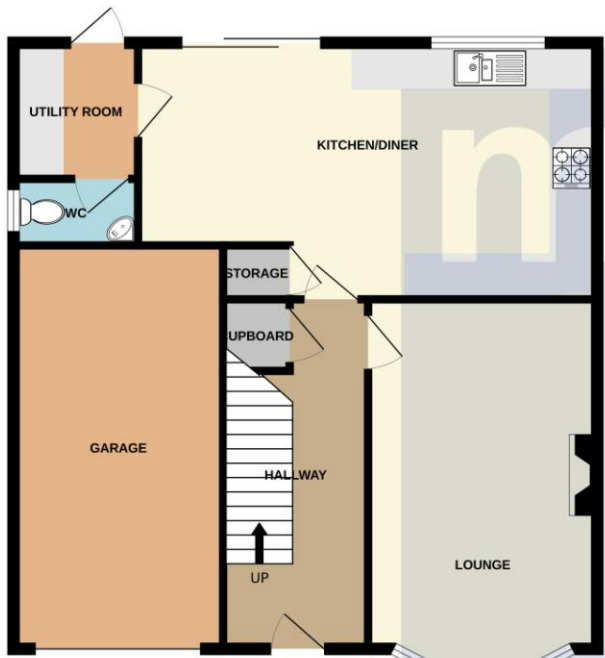


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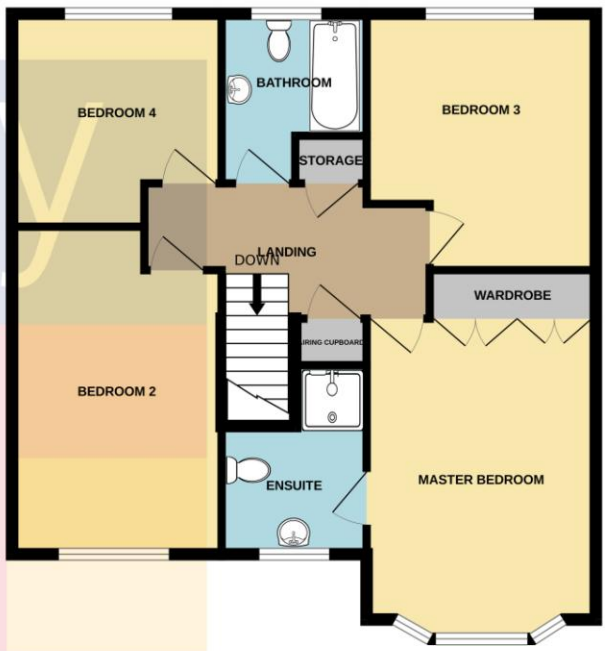


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GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.

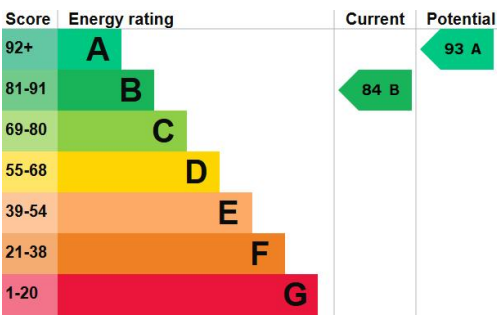


1ST FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1509 sq.ft. (140.2 sq.m.) approx.

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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