

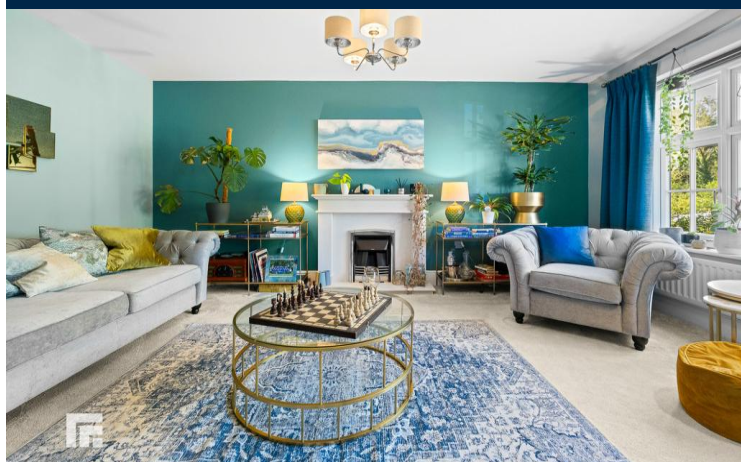


122 PENTREBANE DRIVE

CARDIFF CF5 3DR

ASKING PRICE OF

£515,000



DETACHED HOUSE



4



2



3



2

****DETACHED PROPERTY**FOUR BEDROOMS** 'REDROW' CAMBRIDGE STYLE**QUIET CUL DE SAC**** A beautifully styled and immaculately presented four bedroom detached 'REDROW' Cambridge Style in a quiet cul de sac location. Entrance hallway, lounge, large kitchen/dining/family room, utility room and cloakroom. To the first floor; a spacious master bedroom with en-suite, a further two double bedrooms, family bathroom and fourth bedroom. Good sized rear garden. Garage room/ storage. Solar panels owned outright. Protected woodlands to front. Driveway. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,365 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

Entered via a composite door with window to side, a spacious hallway. Radiator. Quality tiled flooring. Oak/painted staircase leading to first floor. Door to cloakroom.

LOUNGE

17' 3" x 12' 1" (5.26m x 3.69m)
A good sized family lounge. Radiator. uPVC window to front looking out to woodlands.

KITCHEN/DINING/FAMILY ROOM

25' 5" x 13' 6" (7.76m x 4.14m)
Appointed along two sides, modern high gloss eye and low level cupboards beneath quality laminate worktops, stainless steel 1.5 bowl sink with chrome mixer tap and side drainer, four ring induction hob, extractor hood, integrated 'AEG' appliances including dishwasher and two single ovens. Pull out cupboard and pantry cupboard. Ample space for dining and lounge area. Built in storage cupboard. Two radiators. Tiled flooring. uPVC window and double sliding doors opening into the rear garden. Door to utility room.

UTILITY ROOM

6' 6" x 5' 8" (2.0m x 1.74m)
Appointed along one side, cupboards matching kitchen units, stainless steel sink with side drainer and chrome mixer tap, plumbing for washing machine and space for tumble dryer. Continuation of tiled flooring from kitchen. Composite door to side.

CLOAKROOM

5' 8" x 4' 0" (1.74m x 1.23m)
Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap and tiled splashback. Half wall panelling. Radiator. Spotlights. Obscured glass uPVC window to front.

FIRST FLOOR LANDING

Access to loft. Radiator. Doors to all rooms.

BEDROOM ONE

14' 0" x 12' 0" (4.28m x 3.68m)
A spacious master bedroom. Quality fitted wardrobes. Radiator. uPVC window to front looking out to woodlands. Door to en-suite.

ENSUITE SHOWER ROOM

8' 7" x 4' 0" (2.64m x 1.23m)
Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap, shower cubicle with sliding glass shower door and chrome shower. Chrome heated towel rail. Shaving point. Extractor fan. Tiled floor and walls. Obscured glass window to side.

BEDROOM TWO

13' 3" x 10' 9" (4.04m x 3.30m)
A second double bedroom. Radiator. uPVC window to front.



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BEDROOM THREE

10' 10" x 9' 11" (3.32m x 3.04m)

A third double bedroom. Radiator. uPVC window to rear.

BEDROOM FOUR

9' 1" x 7' 6" (2.78m x 2.31m)

A fourth bedroom currently being used as an office. Radiator. uPVC window to rear.

FAMILY BATHROOM

10' 8" x 5' 9" (3.27m x 1.76m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap and wall mirror, bath with glass shower screen, chrome shower and tiled splashback. Built in cupboard housing hot water cylinder. Chrome heated towel rail. Extractor fan. Shaving point. Spotlights. Obscured glass uPVC window to side. Tiled flooring.

OUTSIDE

REAR GARDEN

Bordered by a brick wall and timber fence, a well maintained rear garden. Paved patio area leading to a large area of lawn. Large, raised, decked area with wooden pergola for outside dining. Wooden sleeper flower beds with mature shrubs. Outside tap. Timber gate to side leading to driveway.

GARAGE ROOM

Part converted garage with power, lighting, and double French doors opening into the rear garden. Currently being used as a gym.

PART GARAGE

Up and over door. A third of the garage space for storage.

FRONT

Laid to lawn with mature shrubs. Paved pathway leading to open porch area. Driveway with parking for up to four vehicles. Looking out onto protected woodland area.

ADDITIONAL INFORMATION

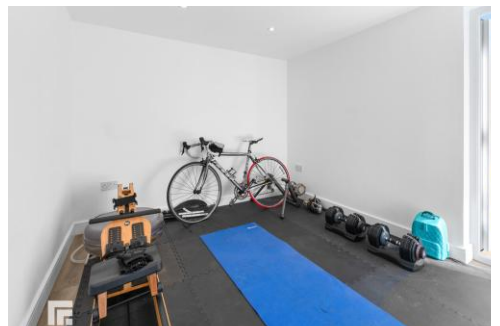
The property benefits from solar panels owned outright that have been fitted in 2025. Please ask for more information. The site service charge for upkeep of communal areas is approx £250 per annum.



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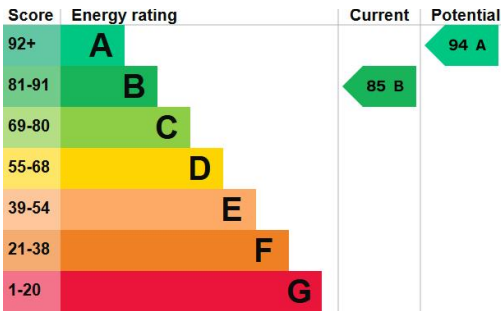
GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 1365 sq.ft. (126.8 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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