

## 146 Pentrebane Drive, Cardiff

£400,000

**THREE BEDROOM DETACHED PROPERTY** QUIET CUL DE SAC LOCATION **GARAGE AND DRIVEWAY** A beautifully presented three bedroom detached 'REDROW WARWICK' style property. Entrance hallway, spacious lounge, open plan kitchen/dining room and WC. To the first floor; primary bedroom with en-suite, second double bedroom, family bathroom and third bedroom. Landscaped rear garden. Detached garage and driveway. EPC Rating: B

Council Tax band: E

### **Hallway**

Entered via a modern composite door, a light hallway. 'Amtico' LVT flooring. Built in under stairs storage cupboard. Doors to all rooms. Stairs leading to first floor.

### **Wc**

Modern white suite; low level WC, corner and wash hand basin with chrome mixer tap. Radiator. LVT flooring. Obscured glass window to front.

### **Lounge**

15' 5" x 11' 1" (4.71m x 3.39m)

A spacious family lounge. Radiator. UPVC window to front.

### **Kitchen/Dining Room**

18' 5" x 13' 0" (5.61m x 3.97m)

Appointed along two sides, light grey shaker high and low level cupboards beneath laminate worktops, stainless steel 1.5 bowl sink with side drainer, integrated 'AEG' four ring gas hob with extractor hood, two integrated 'AEG' ovens, integrated fridge/freezer and integrated 'AEG' dishwasher. Pantry cupboard with electrical socket. Continuation of 'Amtico' flooring. Built in utility cupboard with plumbing for washing machine and space for tumble dryer. Ample space for dining room table. Modern vertical radiator. Spotlights. Tiled splashbacks. Double sliding doors opening into rear garden.

### **First Floor Landing**

UPVC window to side. Radiator. Built in storage cupboard housing 'Ideal' combi boiler. Access to loft. Doors to all rooms.

### **Bedroom One**

11' 11" x 11' 3" (3.62m x 3.43m)

A good sized primary bedroom. built in mirrored wardrobes. Radiator. UPVC window to front. Door to en-suite.

### **En-suite**

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap, shower with chrome shower and glass sliding shower screen. Tiled splashbacks and flooring. Extractor fan. Chrome heated towel rail. Obscured glass window to side.

### **Bedroom Two**

11' 5" x 11' 1" (3.47m x 3.37m)

A second double bedroom. Radiator. UPVC subdue to rear.

### **Bedroom Three**

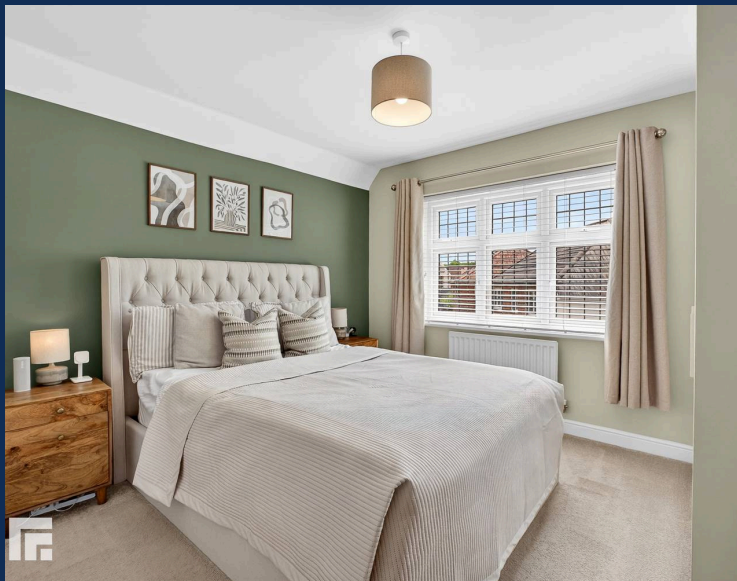
11' 7" x 7' 2" (3.54m x 2.18m)

A third good sized bedroom. Radiator. UPVC window to rear.

### **Family bathroom**

6' 11" x 6' 11" (2.12m x 2.12m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap, bath with chrome miser tap and chrome shower. Built in cupboard. Tiled splashbacks and flooring. Chrome heated towel rail. Extractor fan. Obscured glass window to front.





### REAR GARDEN

A beautifully landscaped rear garden. Bordered by a timber fence, paved patio surrounded by stones leading an area laid to lawn. Paved pathway with steps leading to a large, second patio. Built in planters with mature shrubs. Wooden sleeper planter to one side. Outside tap. Timber gate to side for access. Opening to other side of property.

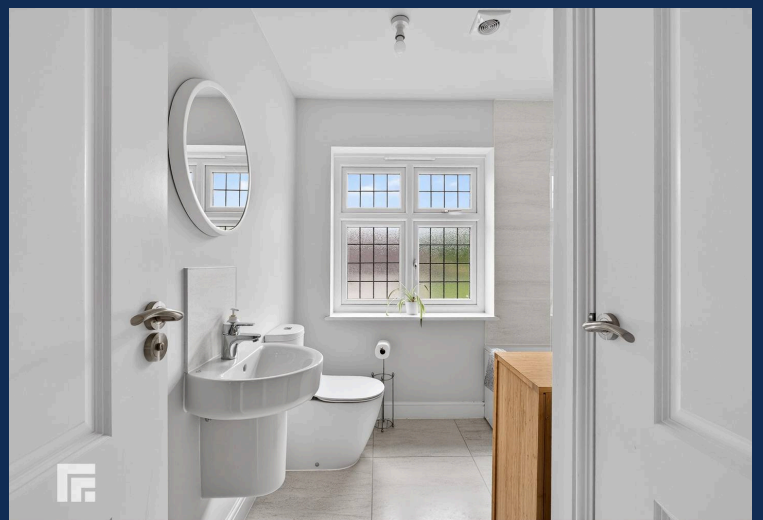
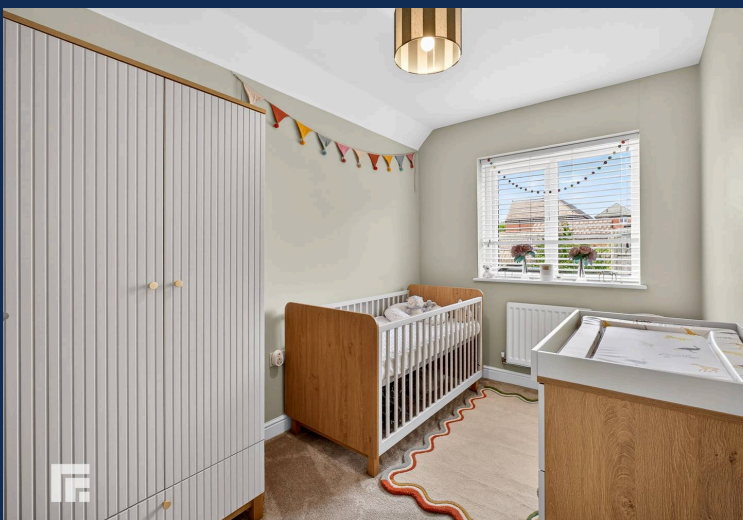
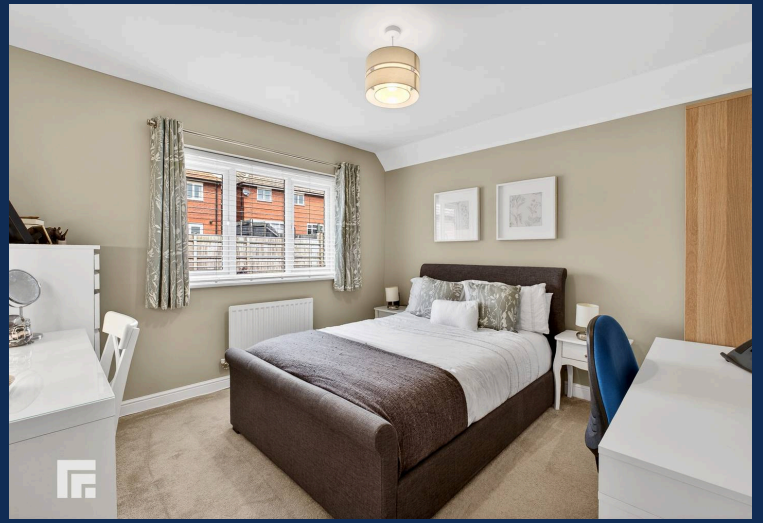
### FRONT GARDEN

Laid to lawn with mature, low hedge. Paved pathway leading to entrance. Driveway with parking for two vehicles side by side.

### GARAGE

Single Garage

Detached single garage with up and over door. Power and lighting.



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