Beechley Drive

PENTREBANE, CARDIFF, CF5 3SF

OFFERS IN EXCESS OF £250,000

Hern & Crabtree

Beechley Drive

An exceptionally well-presented four-bedroom semi-detached family home, benefiting from a substantial double-storey extension, creating spacious and versatile accommodation throughout. Finished to a high standard and ready to move straight into, this property offers an ideal combination of modern living and practical family space.

The ground floor comprises a welcoming entrance hallway, a comfortable lounge, opening seamlessly into the dining area, and an extended modern kitchen, creating an ideal space for everyday living and entertaining. There is also an adjoining outhouse/utility area and W.C that completes the downstairs.

To the first floor are three good size bedrooms and a smaller forth currently used as a study and a modern, family bathroom.

Externally, the property benefits from an front garden with off street parking and an enclosed rear garden featuring raised decking and a lawn, providing an ideal space for relaxing and entertaining.

Conveniently located close to a range of local shops and amenities, as well as Fairwater Leisure Centre and Rugby Club, the property is also served by highly regarded schools and excellent public transport links to Cardiff City Centre, making it a popular choice for families and commuters alike.

Approx 1108.00 sq ft

Council Tax Band: C

Entrance
Entered via a glazed pvc door into the entrance hallway.

Hallway
Stairs to the first floor with open understairs storage. Wood laminate flooring. Radiator. Double glazed window to the side.

Lounge
Double glazed window to the front and double glazed patio door to the rear. Wooden flooring. Radiator. Squared off archway to dining room.

Dining Room
Squared off archway to the kitchen. Door to the front.

Outhouse
Door to the front. Laminate flooring.

Utility
Double glazed window to the front. Base unit with laminate worksurface. Space and plumbing for a washing machine.

Cloakroom
W/c and wash hand basin. Wood laminate flooring.

Kitchen
Double glazed window and patio doors to the rear. Fitted kitchen with wall and and base units with laminate worksurfaces. Ceramic sink and drainer. Space for electric oven and fridge. Integrated dishwasher. Radiator. Recess lights. Continuation of laminate flooring. Space for table and chairs.

FIRST FLOOR

Landing
Double glazed window to the side. Wooden banister. Loft access hatch. Large cupboard housing combi boiler.

Bedroom One
Double glazed window to the front. Radiator. Built in cupboard.

Bedroom Two
Double glazed window to the rear. Radiator. Wood laminate flooring.

Bedroom Three
Double glazed window to the rear. Radiator. Wood laminate flooring.

Bedroom Four/Study
Double glazed window to the rear. Radiator. Wood laminate flooring.

Bathroom
Bath with shower plumbed, w/c and wash hand basin. Tiled walls and floor. Heated towel rail.

OUTSIDE

Front
Off street driveway to the front. Enclosed by brick wall. Steps down to a large paved area.

Rear Garden
Enclosed rear garden with timber fencing. Decked sitting area. Cold water tap. Steps down to a further decked and slate tiled area. Astro turf lawn. Storage shed.

Additonal Information
We have been advised by the vendor that the property is Freehold.
Epc - C
Council Tax - C

Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

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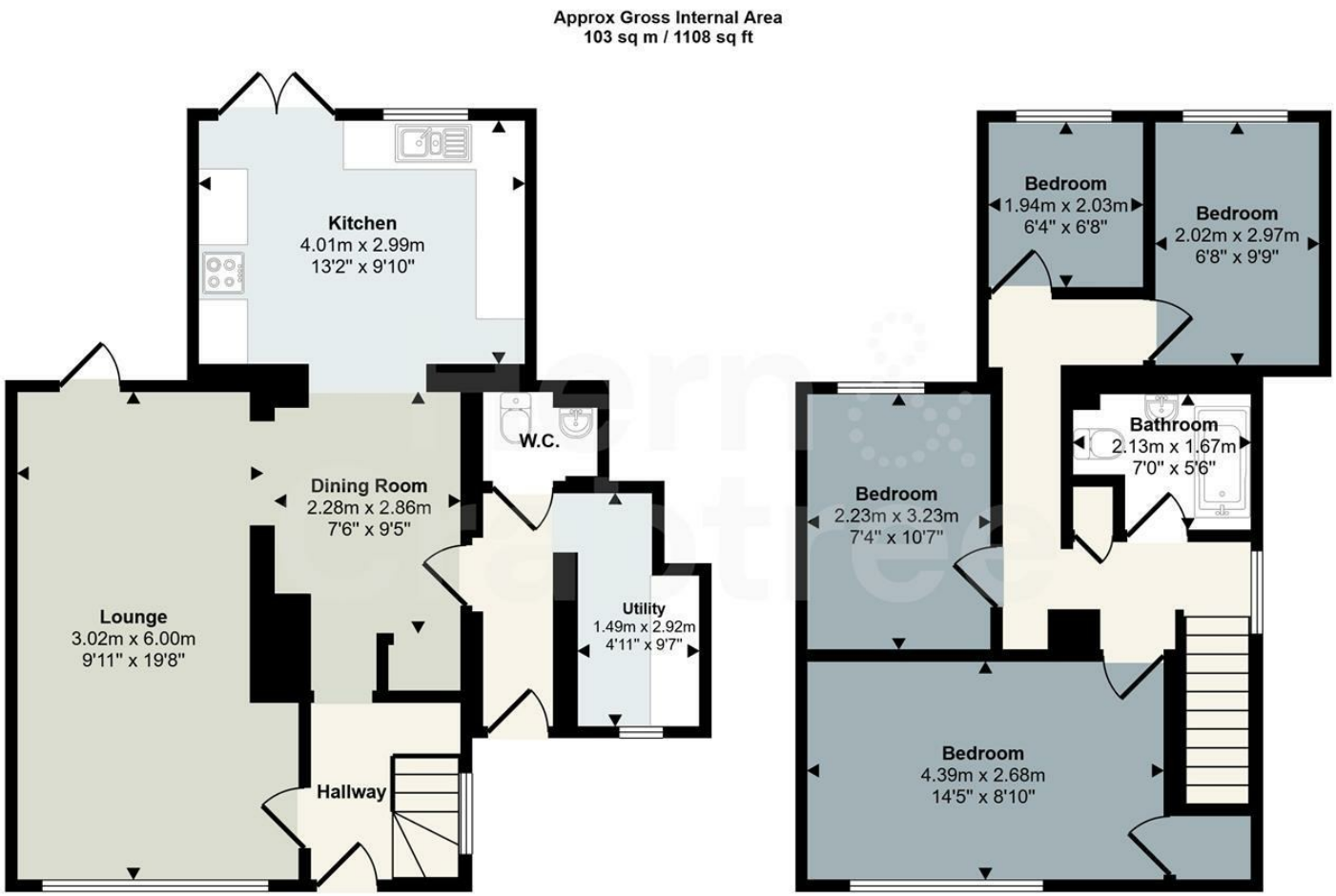
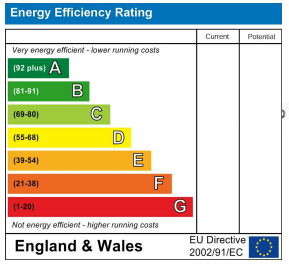


Ground Floor
Approx 57 sq m / 609 sq ft

First Floor
Approx 46 sq m / 498 sq ft



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Good old-fashioned service with a modern way of thinking.

Hern & Crabtree

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