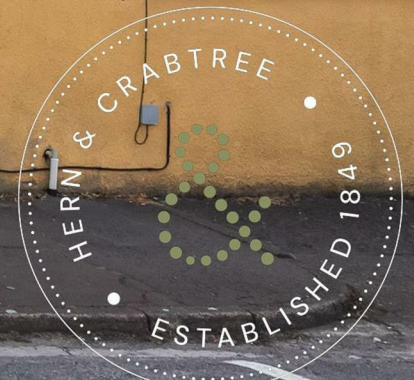


Penllyn Road

CARDIFF, CF5 1NW

GUIDE PRICE £450,000

Hern &
Crabtree



Penllyn Road

A beautifully presented three-bedroom mid-terrace home on Penllyn Road seamlessly blending elegant period charm with contemporary open-plan living. With a thoughtful rear extension and a design-led aesthetic throughout, crafted by architects.

From the moment you arrive, the home's handsome bay-fronted façade sets the tone. Step through the original tiled porch into a welcoming hallway where you'll find coved ceilings, a striking ceiling arch detail, and ceiling roses—all lovingly preserved to honour the home's Victorian roots.

The ground floor flows effortlessly from a generous front living room, open plan to a cosy sitting area, and onwards into a Scandinavian-inspired kitchen with sleek, modern lines, natural textures and clever lighting. The rear extension adds a bright and spacious dining area with bi-fold doors that open fully onto a low-maintenance garden—ideal for entertaining or simply soaking up the afternoon sun.

Upstairs, three well-proportioned bedrooms provide ample space for growing families or those needing a dedicated home office. A contemporary family bathroom completes the first floor, offering both style and function.

The home's layout and design make it as practical as it is beautiful, with multiple living zones and an emphasis on natural light throughout.



1177.00 sq ft

Porch

Enter via a traditional wooden glazed door to the front elevation with window over. Coved ceiling. Dado rail. Tiled flooring. Door leading to:

Hallway

Coved ceiling. Ceiling arch detail. Dado rail. Radiator. Tiled flooring. Stairs rise up to the first floor. Understairs storage cupboard.

Living Room

Double glazed bay window to the front elevation with fitted plantation shutters. Coved ceiling. Ceiling rose. Log burner fire with wooden mantelpiece and slate hearth. Radiator. Wooden flooring. Squared off archway leading to the sitting room.

Sitting Room

Coved ceiling. Ceiling rose. Radiator. Wooden flooring. Squared off archway leading to the living room. Sliding door leading to:

Kitchen

Double glazed obscured window to the side elevation. Double glazed door to the rear elevation. Wall and base units with worktops over. Stainless steel one bowl integrated sink with mixer tap. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated oven. Space for fridge freezer. Vertical radiator. Tiled flooring. Squared off archway to the dining room.

Dining Room

Double glazed bu-folding door leading to the rear garden. Radiator. Tiled flooring.

Cloakroom

W/C and wash hand basin. Extractor fan. Wooden feature wall paneling. Wooden flooring.

Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Coved ceiling. Dado rail. Split level landing. Wooden flooring. Loft access hatch. Fitted linen cupboard. Fitted storage cupboard with plumbing and space for a washing machine and tumble dryer.

Bedroom One

Double glazed bay and half window to the front elevation with fitted plantation shutters. Coved ceiling. Cast iron feature fireplace. Two radiators. Wooden flooring.

Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Cast iron feature fireplace. Radiator. Wooden flooring.

Bedroom Three

Double glazed window to the side elevation. Fitted storage cupboard with concealed gas combination boiler. Radiator. Wooden flooring.

Bathroom

Double glazed window to the side elevation. W/C and wash hand basin. Bath with central mixer taps. Shower quadrant with fitted shower and glass sliding doors. Tiled walls. Tiled flooring. Radiator. Extractor fan.

Garden

Enclosed rear garden. Pedestrian gate leading to rear lane access. Brick paved patio. Purpose built storage shed. Flower borders. Outside lights.

Additional Information

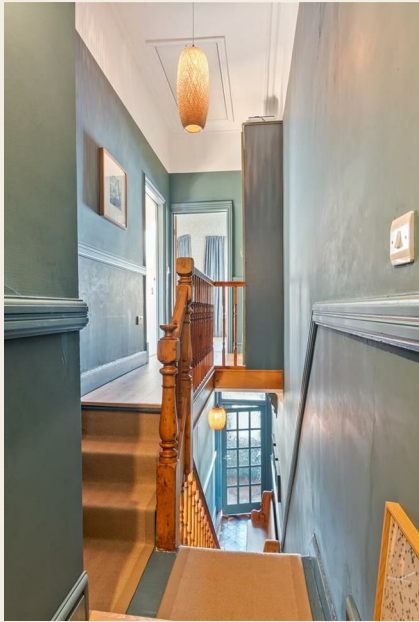
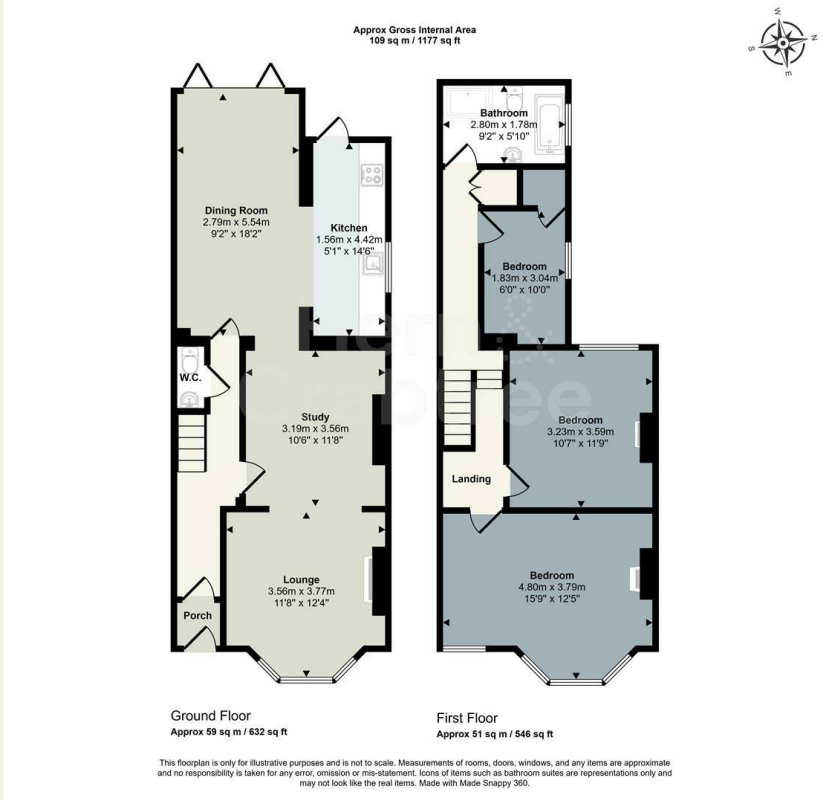
Freehold. Council Tax Band E (Cardiff). EPC rating C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	82
England & Wales		EU Directive 2002/91/EC

