

Penhill Road

CARDIFF, CF11 9PQ

GUIDE PRICE £430,000

**Hern &
Crabtree**



Penhill Road

Beautifully positioned in the heart of Pontcanna, directly opposite the stunning Llandaff Fields, this charming two-bedroom period home perfectly blends classic style with modern living.

Step inside to find a welcoming living room that flows through to a bright and spacious dining room, ideal for entertaining or relaxing. To the rear, a beautifully presented modern kitchen features sleek cabinetry, integrated appliances, and access to the outdoor space.

Upstairs, you'll find two well-proportioned double bedrooms and a stylish contemporary shower room. The interiors are tastefully finished throughout, showcasing a balance of period charm and thoughtful updates.

Ideally placed on Penhill Road with beautiful views across Llandaff Fields, this home offers the best of city living with the greenery of Llandaff Fields right on your doorstep. Just a short stroll from the vibrant cafés, boutique shops, and restaurants of Pontcanna and Cathedral Road, and with excellent links to the city centre, this property is perfect for professionals, small families, or those seeking a peaceful retreat close to it all.



844.00 sq ft

Entrance Hall

Enter via a composite door to the front elevation with window over. Coved ceiling. Dado rail. Wooden flooring. Radiator.

Living Room

Double glazed window to the front elevation with fitted plantation shutters. Coved ceiling. Cast iron gas fireplace with tiled hearth. Fitted shelving and storage into alcoves. Wooden flooring. Radiator. Squared off archway to the dining room.

Dining Room

Coved ceiling. Cast iron feature fireplace. Fitted storage cupboard. Wooden flooring. Radiator. Squared off archway to the living room. Squared off archway to the kitchen.

Kitchen

Double glazed window to the rear elevation. Double glazed bi-folding doors leading to the rear garden. Wall and base units with worktops over. Integrated four ring gas hob with splashback and cooker hood over. Integrated oven. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated dishwasher. Integrated fridge freezer. Integrated washing machine. Wooden flooring. Radiator.

Landing

Stairs rise up from the entrance hall. Coved ceiling. Dado rail. Wooden bannister. Split level landing. Loft access hatch.

Bedroom One

Two double glazed windows to the front elevation. Fitted wardrobes. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Fitted storage into alcove. Radiator.

Bathroom

Double glazed window to the side elevation. W.C and wash hand basin. Shower quadrant with fitted shower and glass door. Fitted storage cupboard with concealed gas combination boiler. Tiled flooring. Luxury vinyl tile flooring. Radiator.

Garden

Enclosed rear garden. Pave patio. Timber frame storage shed. Mature shrubs and trees. Cold water tap. Outside light.

Additional Information

Freehold.

Disclaimer

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	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		
England & Wales		
EU Directive 2002/91/EC		

