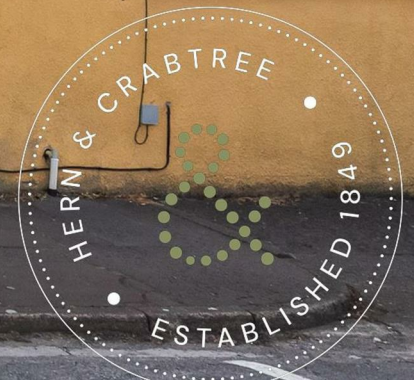


Penllyn Road

CANTON, CF5 1NW

GUIDE PRICE £425,000

Hern &
Crabtree



Penllyn Road

A stunning three-bedroom Victorian mid-terrace on sought-after Penllyn Road, expertly renovated to blend period charm with modern design.

This architect-designed home features a spacious open-plan layout with a rear extension, custom plywood kitchen, and bi-fold doors opening onto a beautifully landscaped, limestone-paved garden. Original features like coved ceilings and ceiling roses are paired with contemporary finishes throughout. The ground floor has been opened out, with new insulation, electrics, heating, and bespoke joinery—including a hidden pivot door and under-stair WC. Upstairs offers three generous bedrooms, a modern bathroom, new oak laminate flooring, and clever built-in storage.

Move-in ready and finished to an exceptional standard—early viewing highly recommended.



1177.00 sq ft

Additional Information

A beautifully presented three-bedroom mid-terrace home on Penllyn Road, seamlessly blending elegant period charm with contemporary open-plan living. This thoughtfully extended and reconfigured property has been architect-designed, featuring a design-led aesthetic throughout and finished to an exceptional standard.
Classic Character Meets Contemporary Comfort.

From the moment you arrive, the home's handsome bay-fronted façade and original tiled porch set a refined tone. Step inside to a welcoming entrance hallway, where coved ceilings, a striking ceiling arch, and decorative ceiling roses have been lovingly restored, celebrating the property's Victorian heritage.

Light-Filled, Open-Plan Living

The ground floor flows effortlessly through a series of elegant yet functional spaces:

- A generous front living room connects to a cosy sitting area, forming a sociable double reception.
- A Scandinavian-inspired kitchen features clean lines, natural textures, bespoke plywood cabinetry, and clever lighting.
- The rear extension opens into a bright and spacious dining area, with bespoke bi-fold doors and a large glazed door that frame views of the garden and bring in abundant natural light.

Two major structural openings redefine the layout:

- A wider opening between the kitchen and dining area enhances flow.
- A new sliding door connection between the dining area and living room offers flexible separation when needed.

High-Spec Renovation & Finishes
No detail has been overlooked in the extensive ground floor refurbishment:

- Structural rework of the ground floor with new breathable limecrete flooring in the kitchen and suspended, ventilated timber flooring in the living room.
- All brickwork treated with a chemical damp-proof course.
- Full insulation to floors and external kitchen/dining walls for thermal efficiency.
- Rewiring throughout the ground floor with a new fuse box.
- All radiators, pipework, skirting and plasterwork are brand new.

Architectural Details & Bespoke Features

- Custom-built plywood kitchen with top-brand appliances.
- Integrated plywood joinery includes a rebuilt under-stair toilet and closets.
- A concealed "secret" plywood pivot door between the hallway and dining room creates a unified design language, extending into a Japanese-inspired wall and sliding-door system between living and dining spaces—blending elegance with innovation.

Outdoor Space with a Mediterranean Feel

The exterior has been reimagined for style and low maintenance:

- Both front and rear gardens re-paved in limestone, creating a light, Mediterranean-inspired atmosphere.
- The rear façade has been re-rendered and fitted with new exterior lighting, enhancing curb appeal and evening ambience.

Upstairs: Warmth, Style, and Practicality
The upper floor offers:

- Three well-proportioned bedrooms—ideal for families, guests, or a dedicated home office.
- A contemporary family bathroom with high-quality finishes.
- Engineered oak laminate flooring throughout (carpets removed).
- Original doors and frames restored, with bespoke new doors to the bathroom and office.
- Two new storage areas: one housing the new boiler, the other fitted for a washing machine and dryer.

A Home Designed for Modern Living
This is a home where period elegance meets modern practicality—every inch has been considered and carefully crafted. With multiple living zones, abundant natural light, and exceptional architectural detailing, this Penllyn Road home offers a rare combination of character, quality, and comfort.

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

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.

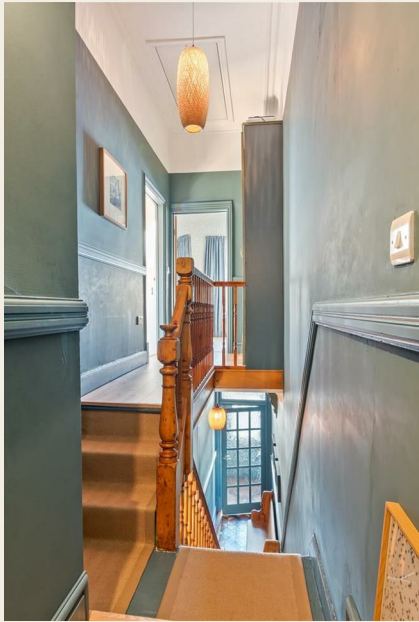
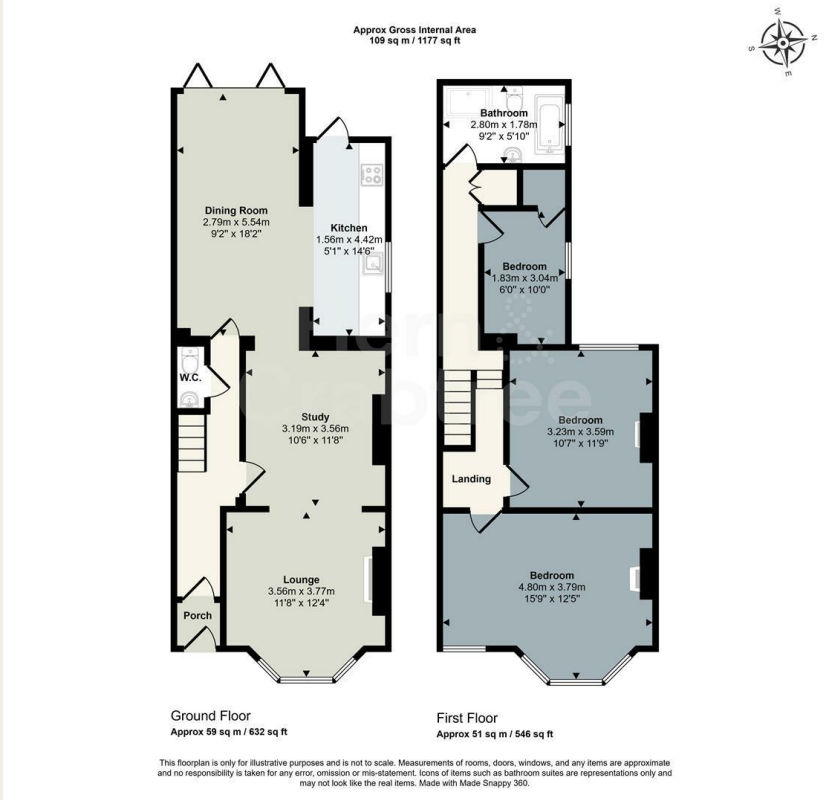
Bathroom
Double glazed window to the side elevation. W/C and wash hand basin. Bath with central mixer taps. Shower quadrant with fitted shower and glass sliding doors. Tiled walls. Tiled flooring. Radiator. Extractor fan.

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

Disclaimer
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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.



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



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

