

Penhill Road

PONTCANNA, CF11 9PS

GUIDE PRICE £235,000

Hern &
Crabtree



Penhill Road

Ground floor apartment in Pontcanna with park views, garage parking & no onward chain!

This lovely, two double bedroom home has been well looked after by the current owners and boasts of character throughout with wood block flooring & feature fireplace and modernised fittings including the kitchen and bathroom suites.

Within walking distance is a huge array of amenities including: restaurants, cafes, boutiques, parks and public transport services and the property is perfectly placed for those looking to be close to the city centre of Cardiff.

The accommodation in brief comprises: Communal entrance hall, inner hall, lounge, kitchen, two double bedrooms and bathroom.

Residents enjoy private parking to the rear of the building, additional garage parking and an additional storage unit.



Communal hallway
Communal entrance hall.

Inner hallway

The property is entered through wood panelled doors with decorative stained glass inserts into the hall. Feature flooring. Radiator. Power points. Doors give access to all rooms.

Lounge/ dining room

16'10" x 12'

A beautifully presented reception room with feature double glazed bay window to the front elevation with superb park views. Traditional herringbone flooring. Feature fireplace with slate hearth and wooden surround. Radiator. Ceiling rose. Fitted shelving.

Kitchen

10'6" x 5'7"

A recently modernised fitted kitchen, well designed with a good amount of storage with cupboards and drawer units with baby blue coloured doors and complementary light grey work tops over. Stainless steel sink drainer unit with mixer tap above. Plumbing for washing machine. Wall mounted gas combination boiler. Space for fridge freezer. Built in electric oven and electric hob with chimney style extractor fan above. Feature flooring. Walls are part tiled. Smooth plastered ceiling. UPVC double glazed window and door to the rear elevation with access to the balcony area. NB all white goods could remain.

Bedroom one

15' x 8'4"

A light and spacious principle bedroom. UPVC double glazed window to the rear elevation. Feature herringbone flooring. Radiator. Built in wardrobe with hanging rail and shelving.

Bedroom two

13'10" x 9'4" max

A good size second double bedroom. UPVC double glazed window to the front elevation. Feature herringbone flooring. Radiator. Power points.

Bathroom

10'7" x 4'7"

A modern three piece suite in white comprising: panelled bath with shower over, wash hand basin and low level WC. Heated towel radiator. Feature vinyl flooring. Obscure double glazed window. Smooth plastered ceiling.

Garage & parking

To the rear of the block are private residents parking spaces (not allocated) and access to undercroft parking. There is an additional storage unit also.

Additional information

Lease information

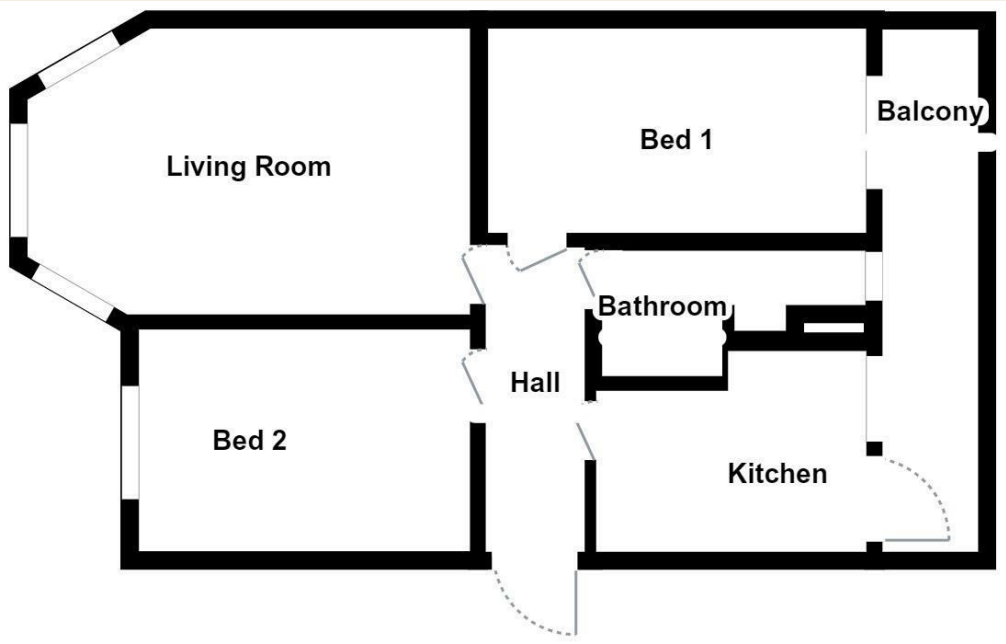
999 year lease from 1993 with 967 years remaining.
£2,153.76 annual service and maintenance charges.

Disclaimer

Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



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	77	80
(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



Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.