

Amesbury Road

PENYLAN, CARDIFF, CF23 5DW

GUIDE PRICE £500,000

**Hern &
Crabtree**



Amesbury Road

Located in the ever-popular suburb of Penylan, Amesbury Road offers a fantastic opportunity to own a character-rich, spacious end-terrace family home in one of Cardiff's most desirable residential streets.

This beautifully arranged four-bedroom end-of-terrace property is spread across three floors and blends elegant period features with a practical and versatile layout. With two generous reception rooms, a superb kitchen and dining space, utility and cloakroom, stylish bathroom, separate shower room and a loft conversion, the home caters well for modern family life while retaining much of its original charm.

Penylan is renowned for its tree-lined streets, Edwardian architecture and strong community feel. Roath Park is just a short walk away, while nearby Wellfield Road and Albany Road offer an excellent choice of independent cafés, boutiques, restaurants and everyday amenities.

Transport links are excellent, with regular bus services connecting you to Cardiff city centre and beyond. Cardiff Central and Queen Street stations are easily accessible, and road links via Newport Road or the A48 provide further commuting convenience.

This delightful period home is ready for its next chapter — offering character, space and location in equal measure.



1528.00 sq ft

Front

The property is approached to a gravelled front garden, bordered by a low brick wall, gate and railings. Gate to side leading to rear garden.

Porch

A decorative storm porch with original tiled flooring leads to a wooden front door featuring an obscured glazed panel and light.

Entrance Hallway

A welcoming entrance with original tiled flooring, under-stairs storage, radiator, dado rail, coved ceiling and two ceiling roses with pendant lighting.

Living Room

A bright reception room with bay sash windows to the front, coved ceiling, ceiling rose, picture rail and a radiator beneath the bay. A feature fireplace with cast iron insert, decorative tiling, marble hearth and metal surround is a focal point.

Sitting Room

Coved ceiling and ceiling rose, gas fireplace with a marble hearth, cast iron insert, tiled surround and metal mantel. Cabinet with shelving fitted to one alcove, radiator. Door leads into the utility room.

Utility Room & Cloakroom

Obscure double-glazed rear window and skylight provide natural light. Includes WC, sink, tiled floor, wooden work surface, and space/plumbing for washing machine and tumble dryer.

Kitchen / Diner

Dining:

Entered from the hall to an open plan kitchen diner. The dining area offers period tiled flooring, a built in painted Welsh dresser. Radiator. Feature panelled wall, stain glass doors interconnecting to hall.

Kitchen:

Fitted with high-end appliances and granite worktops, along with a breakfast bar feature lit storage alcove. Features include a Siemens induction hob, double Siemens ovens, built-in Siemens coffee machine, integrated dishwasher, fridge, freezer and wine fridge. Stainless steel sink and

drainer into the granite. Tiled flooring. Door access to the garden. Windows to side and rear. Tiled flooring within kitchen.

First Floor Landing

Wooden banister, wooden floorboards, loft hatch, and stairs to the second floor.

Bedroom One

A spacious front bedroom with sash bay and half windows, wooden flooring, coved ceiling and ceiling rose, radiator, feature fireplace with cast iron surround, and built-in shelving.

Bedroom Two

Features coved ceiling, ceiling rose, feature fireplace with cast iron surround, rear double-glazed window, radiator, wooden flooring and picture rail.

Bedroom Three

Double-glazed window to rear, radiator and built-in wardrobes.

Family Bathroom

Well-appointed with a walk-in shower with glass screen and rain drop shower, twin 'his and hers' sinks, separate bath with wall central mixer, WC, dual heated towel rails, fully tiled walls and floor, and obscure double-glazed rear window. Concealed boiler cupboard. Speakers fitted to the ceiling.

Shower Room and W.C

Double glazed obscure window to side. W.C. Wash hand basin. Heated towel rail. Shower built into a recess.

Second Floor

Absent landing, door opening into Bedroom Four.

Bedroom Four (loft)

Loft room with two rear-facing skylights, built-in eaves storage, exposed brick wall detail, carpeted flooring and radiator.

Outside

Front

Front courtyard, low rise brick wall and railing.

Rear Garden

Stone walls. Paved stone patio. Enclosed by stone walls, includes a cold-water tap and rear lane double pedestrian gate access.

Tenure

Disclaimer





Approx Gross Internal Area
142 sq m / 1528 sq ft



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		
England & Wales	54	69
		EU Directive 2002/91/EC



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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



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