Well Wood Close

CARDIFF, CF23 9HD

GUIDE PRICE £375,000

Hern & Crabtree

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Tucked away within a quiet cul de sac in the heart of Penylan, this thoughtfully extended semi detached home offers a calm and well balanced living environment, designed with both everyday family life and entertaining in mind. The house unfolds with a natural sense of flow, from the welcoming entrance through to a generous open plan kitchen, dining and sitting space where light gathers throughout the day and doors open easily onto the garden.

The interiors are finished in a clean, cohesive style, creating a sense of ease and continuity across the ground floor. Upstairs, four bedrooms provide flexibility for growing families or those needing dedicated work from home space, while the overall layout feels both practical and considered.
Outside, the property continues to impress with ample parking to the front and side, alongside a landscaped rear garden that offers a balance of lawn and patio, ideal for summer use. The detached garage, currently arranged as a separate space, adds further versatility.

Penylan remains one of Cardiff's most desirable residential areas, known for its tree lined streets, strong sense of community and proximity to Roath Park. A range of independent cafés, shops and amenities can be found nearby, along with well regarded primary and secondary schools. The property is also well positioned for access into Cardiff city centre, with regular transport links and convenient road connections making it an excellent choice for commuters.

Approx 1126.00 sq ft

Council Tax Band: E

Entrance Porch & Hallway
Double glazed entrance door with inset window leading into an open porch with double glazed obscure windows to either side. Radiator and wood laminate flooring flowing seamlessly through into the hallway. Open to the porch, the hallway offers stairs rising to the first floor, built-in storage cupboard under the stairs, continuation of flooring and doors leading to principal rooms. Glazed door through to the kitchen and further doors to the living room and cloakroom.

Cloakroom
Double glazed obscure window to the side. Fitted with WC and wash hand basin set within a vanity unit with tiled splashback. Heated towel rail, laminate flooring and extractor fan.

Living Room / Office
Double glazed window to the front aspect. Radiator and wall lighting. A versatile reception space, equally suited as a sitting room or home office.

Kitchen Area
Double glazed window to the side. Fitted with a range of wall and base units with work surfaces over, incorporating a one and a half bowl sink and drainer. Integrated double oven and grill, integrated full length dishwasher, four ring gas hob with cooker hood over and stainless steel splashback. Space for fridge freezer, plumbing for washing machine and space for tumble dryer. Concealed gas combination boiler. Breakfast bar with pop-up power point. Double glazed door to the side driveway and further double glazed door to the rear garden. Continuation of laminate flooring.

Dining Area
Double glazed French doors opening to the rear garden. Radiator. Positioned centrally within the open plan layout, ideal for entertaining and family dining.

Sitting Area
Recessed off the dining space, forming a comfortable and relaxed seating area within the open plan arrangement.

Landing
Stairs rise from the entrance hall with wooden handrail and balustrade. Loft access hatch and doors leading to all bedrooms and bathroom.

Bedroom One
Double glazed window to the front. Radiator. Fitted mirrored wardrobes and additional storage recess.

Bedroom Two
Double glazed window to the rear. Radiator. A well proportioned double bedroom.

Bedroom Three
Double glazed window to the rear. Radiator. A generous single bedroom forming part of the extension.

Bedroom Four
Double glazed windows to the front and side aspects. Radiator. A comfortable single room, ideal as a nursery or study.

Bathroom
Double glazed obscure window to the rear. Suite comprising P shaped bath with rainfall shower over and glass screen, WC and wash hand basin with vanity storage. Tiled walls, vinyl flooring, heated towel rail, mirrored cabinet and extractor fan.

Front & SIde
Block paved frontage providing off street parking for at least two vehicles, with a driveway extending alongside the property offering further parking for multiple vehicles. Access to car port and detached garage. Outside power points and cold water tap. Side access door leading into the kitchen.

Rear Garden
Accessed from the kitchen and dining area. Landscaped with a paved patio, retaining walls and a generous lawn. Enclosed by timber fencing with mature shrubs. Outside lighting, additional power points, hardstanding for a shed and access to a detached garage currently arranged as a separate usable space.

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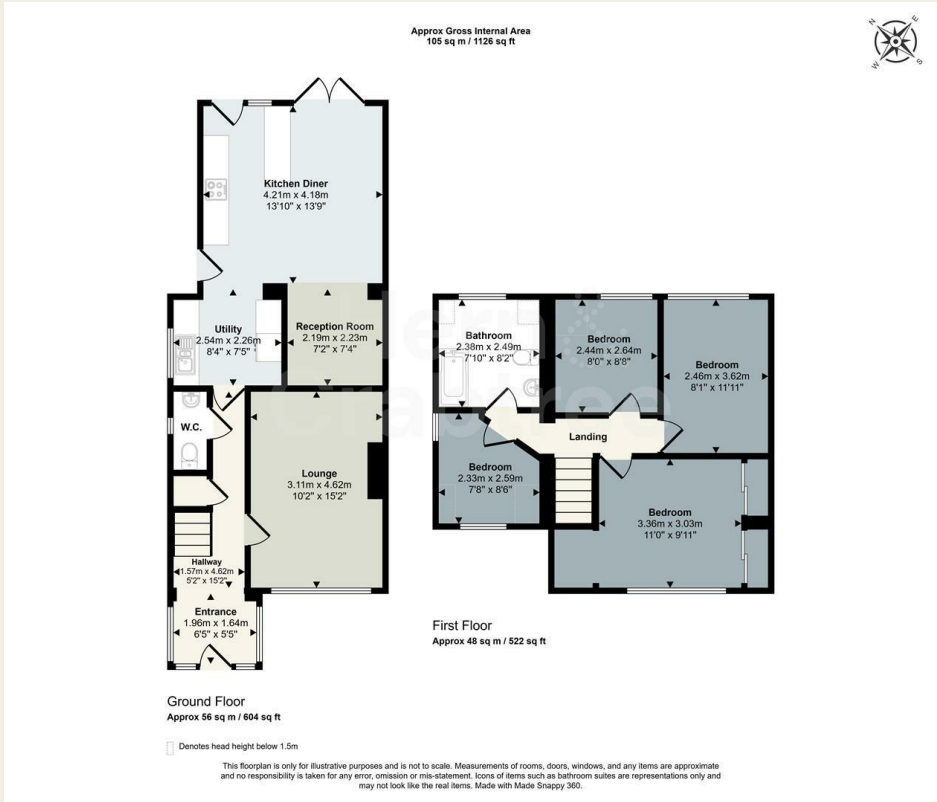

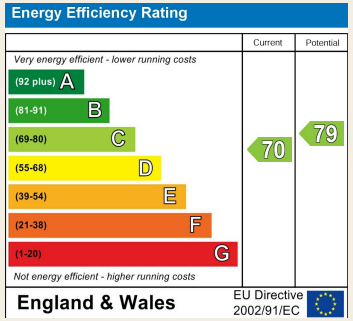

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