

# Pant Yr Wyn

CARDIFF, CF23 5HS

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# Pant Yr Wyn

Situated within a quiet residential setting in the highly sought-after area of Penylan, this beautifully proportioned four-bedroom home offers generous living space arranged across two floors, with a thoughtfully designed layout suited to both everyday family life and entertaining. The exclusive cul-de-sac benefits from electric gates at the entrance to the close, providing an added sense of privacy and security.

The house opens into a striking double height entrance hall that immediately conveys a sense of space and light. From here, two reception rooms unfold at the front of the property, each offering elegant proportions and a warm, welcoming atmosphere. To the rear, the home opens into an expansive kitchen and dining space where skylights and garden doors draw natural light throughout the day. The kitchen is arranged around a central island with solid granite work surfaces and integrated appliances, creating a practical and sociable heart to the home, complemented by a separate utility room.

Upstairs, four well balanced double bedrooms provide flexible accommodation. The principal bedroom benefits from built in wardrobes and a private en suite shower room, while the remaining bedrooms are served by a well appointed family bathroom with a freestanding bath.

Outside, the property enjoys a generous rear garden with paved terrace and lawn, alongside a driveway and garage providing convenient off road parking.

Penylan remains one of Cardiff's most desirable residential neighbourhoods, prized for its tree lined streets and vibrant community atmosphere. Roath Park and the beautiful Roath Park Lake are within easy reach, offering green open spaces for walking, cycling and recreation. The area is also known for its excellent selection of independent cafés, restaurants and shops along Wellfield Road and Albany Road. A number of well-regarded schools serve the area, including Cardiff High School (subject to confirmation).



# 1906.00 sq ft

## Entrance Hall

Entered via a wooden front door with two vertical obscure glazed panels and a further obscure glazed panel to the side, opening into an impressive two-storey galleried hallway. Stairs rise to the first floor with a wooden balustrade, and there is a useful under-stairs storage cupboard. The hallway features coved ceilings, tiled flooring and a vertical radiator.

## Living Room

A spacious dual aspect reception room with double glazed windows to the front and double glazed patio doors opening to the rear garden. Features include coved ceilings, wooden flooring, two radiators and a working fireplace.

## Second Reception Room

A further reception room, or home working office, with a double-glazed square bay window to the front aspect. Finished with coved ceilings, wooden flooring and a radiator.

## Downstairs Cloakroom

Fitted with a WC and wash hand basin. Double glazed obscure window to the rear, coved ceiling, heated towel rail and tiled flooring.

## Kitchen/ Dining Room

A generous open plan kitchen and dining space with double glazed window to the rear and double glazed patio doors to the side, providing access to the garden. The dining area features coved ceilings and a radiator and opens into the main kitchen.

## Kitchen Area

Well appointed with a range of base units and solid granite work surfaces, incorporating an island with an inset vegetable sink. Features include a sink, integrated five-ring gas hob, two integrated ovens including a microwave oven and grill, integrated double fridge, waste disposal and integrated dishwasher. The room benefits from double glazed windows to the rear and side, skylights to the rear, vertical radiators and tiled flooring.

## Utility Room

Accessed from the kitchen and fitted with base units and tiled splashbacks with wooden work surfaces and a ceramic sink. Space for a washing machine and tumble dryer. Combi boiler housed here. Double glazed obscure glass door to the side, coved ceiling, tiled flooring and radiator.

## First Floor landing

Spacious galleried landing with wooden bannisters, coved ceilings and a hatch providing access to the loft. Large storage cupboard.

## Bedroom One

Double bedroom with double glazed window to the rear, built in wardrobes and wood panelled feature wall. Access to:

## En Suite Shower Room

Fitted with WC, wash hand basin and large walk in shower. Double glazed obscure window to the side, tiled walls and flooring and heated towel rail.

## Bedroom Two

Double glazed window to the rear, radiator and built in wardrobes. Recessed ceiling lights.

## Bedroom Three

Double glazed window to the front, radiator and built-in wardrobe.

## Bedroom Four

Double glazed window to the front, radiator, built in wardrobe and recessed lighting.

## Family Bathroom

Fitted with a freestanding bath with a hand-held shower head, WC and wash hand basin. Double glazed obscure window to the rear, tiled walls and flooring, heated towel rail and recessed lighting with LED floor lighting.

## Front Garden

The exclusive cul-de-sac is accessed via electric gates (with remote controlled fobs and digital keypads), providing added privacy and security. The property is approached via a small storm porch with a large lawned garden and paved pathway leading to the road. A paved driveway runs alongside the property providing off road parking.

## Rear Garden

A generous garden with a large paved terrace leading to three steps down onto a lawned area with a pond. The garden is enclosed by wooden fencing and benefits from a cold water tap.

## Garage

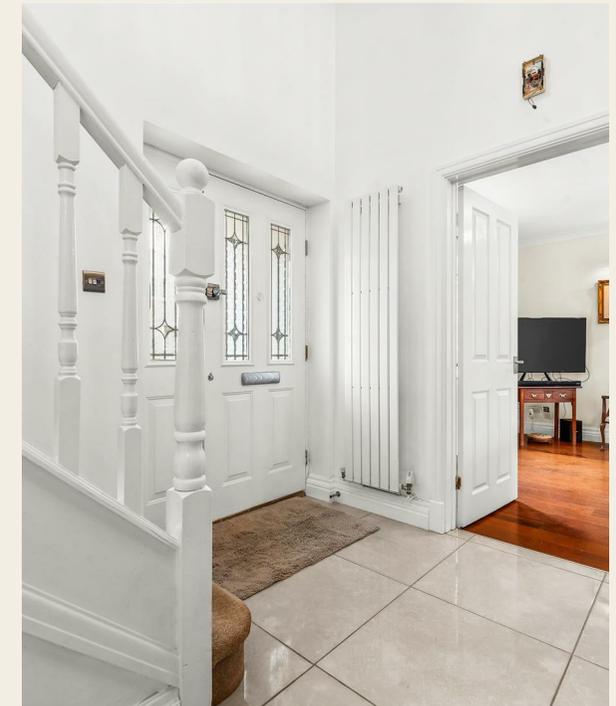
A double detached garage with an electricity supply and up and over doors, providing excellent storage or parking.

## Disclaimer

Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to the exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including

duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

