

# Marlborough Road

CARDIFF, CF23 5BU

GUIDE PRICE £575,000

**Hern &  
Crabtree**



# Marlborough Road

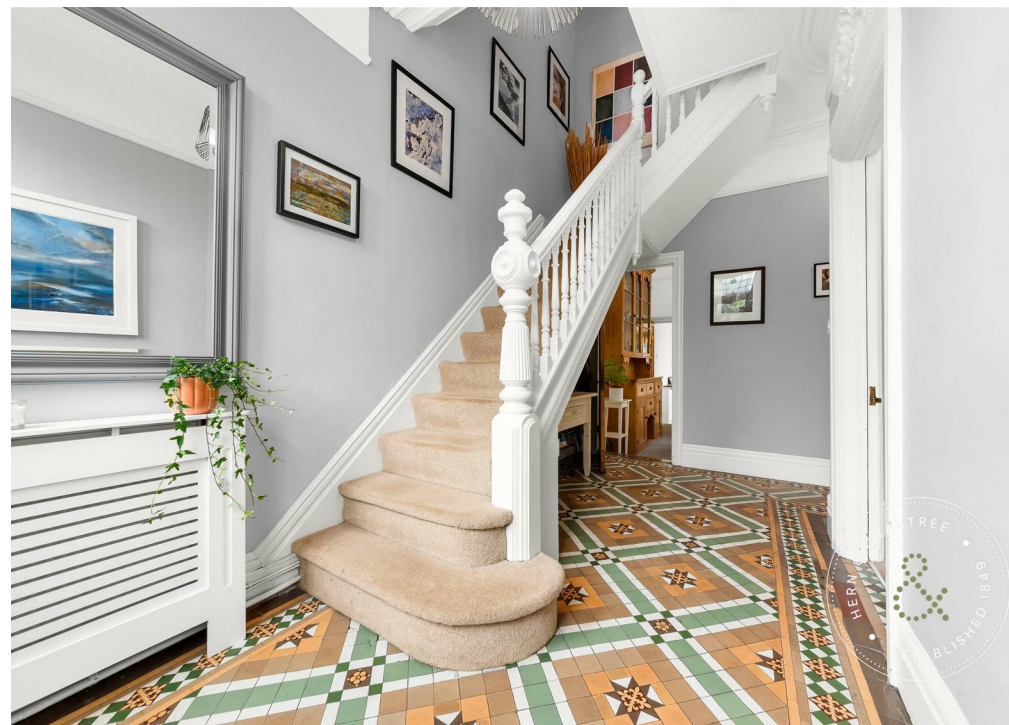
Set along one of Penylan's most sought after tree lined avenues, this beautifully presented mid terrace home offers an exceptional balance of period character and carefully considered living space across three floors. Marlborough Road is known for its handsome Victorian and Edwardian homes, excellent schools and close proximity to Roath Park, Wellfield Road and the vibrant café culture of nearby Albany Road and City Road, making it one of Cardiff's most desirable residential locations for families and professionals alike.

The house itself has been thoughtfully arranged to create versatile accommodation that feels both elegant and welcoming. Original tiled flooring, picture rails, coved ceilings and fireplaces sit comfortably alongside a superb open plan kitchen and dining space designed for modern living. The principal reception room to the front enjoys a striking bay window and feature fireplace, while to the rear the kitchen opens beautifully into the dining area with a large central island forming the heart of the home. Integrated appliances, generous preparation space and direct access to the garden create an ideal setting for everyday family life and entertaining alike.

A further reception room currently used as a study provides additional flexibility, while the ground floor extension incorporates a generous bedroom with en suite shower room, perfectly suited to guests, multigenerational living or independent working from home arrangements.

Across the upper floors are four further bedrooms and two bath or shower rooms, including an impressive top floor suite with skylights to both the front and rear. The rear garden has been landscaped for low maintenance enjoyment with paved seating areas, mature planting and rear lane access.

Penylan remains one of Cardiff's most enduringly popular neighbourhoods thanks to its excellent local schools, nearby parks, independent shops and convenient transport connections into the city centre and Heath Hospital.



**1850.00 sq ft**

#### Entrance Hall

Single glazed leaded light windows set within and above the wooden front door. Additional leaded light window to the front aspect. Original tiled flooring, coved ceiling, picture rail, staircase rising to the first floor, open understairs storage area, one boxed radiator and further radiator.

#### Lounge

Double glazed bay sash window to the front aspect. Coved ceiling, picture rail, radiator and feature fireplace with wooden mantel, tiled surround and tiled hearth.

#### Dining Room

Double glazed window to the rear aspect. Coved ceiling, picture rail and large radiator. Open plan to the kitchen.

#### Kitchen

Double glazed bay window to the rear with glazed door opening onto the garden. Fitted with a range of wall and base units with composite work surfaces over incorporating a stainless steel sink and drainer. Integrated electric grill, electric oven and microwave. Integrated washing machine. Large central island with integrated dishwasher, four ring induction hob and breakfast bar seating. Laminate flooring.

#### Study / Lounge

Double glazed patio doors to the side aspect. Boxed radiator.

#### Ground Floor Bedroom

Double glazed windows to the side and rear aspects. Radiator.

#### En Suite Shower Room

Double glazed skylight to the rear. Walk in shower, wash hand basin, WC and tiled flooring.

#### First Floor Landing

Dog leg staircase with wooden balustrade. Double glazed sash window to the front aspect. Radiator. Staircase rising to the second floor.

#### Bedroom One

Double glazed bay sash window to the front aspect. Coved ceiling, picture rail, radiator and feature fireplace with wooden mantel, cast iron insert and slate hearth.

#### Bedroom Two

Double glazed bay window to the rear aspect. Coved ceiling, picture rail and radiator.

#### Bedroom Three

Double glazed window to the rear aspect. Radiator.

#### Family Bathroom

Double glazed obscure window to the rear aspect. Tiled walls, laminate flooring, bath with shower over, wash hand basin, WC, heated towel rail and combination boiler.

#### Second Floor Bedroom

Double glazed skylights to the front and rear aspects. Radiator.

#### En Suite

Double glazed skylight to the rear. Tiled walls and tiled flooring. Corner shower enclosure, wash hand basin, WC and heated towel rail.

#### Front garden

Low wall boundary with original tiled pathway leading to the front entrance. Gravelled areas with mature shrubs and space for bin storage. Cast iron storm porch shared with the neighbouring property.

#### Rear Garden

Beautifully arranged rear garden primarily laid to paving with mature flower beds and multiple seating areas. Raised gravelled seating space to the rear, enclosed by stone and block walls with a lockable gate providing rear lane access. Three electric points and an outside cold water tap.

#### Disclaimer

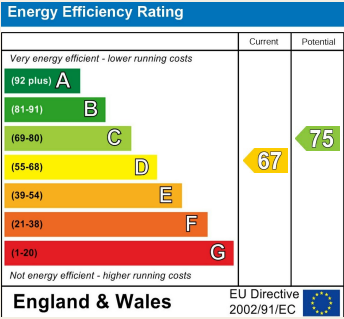
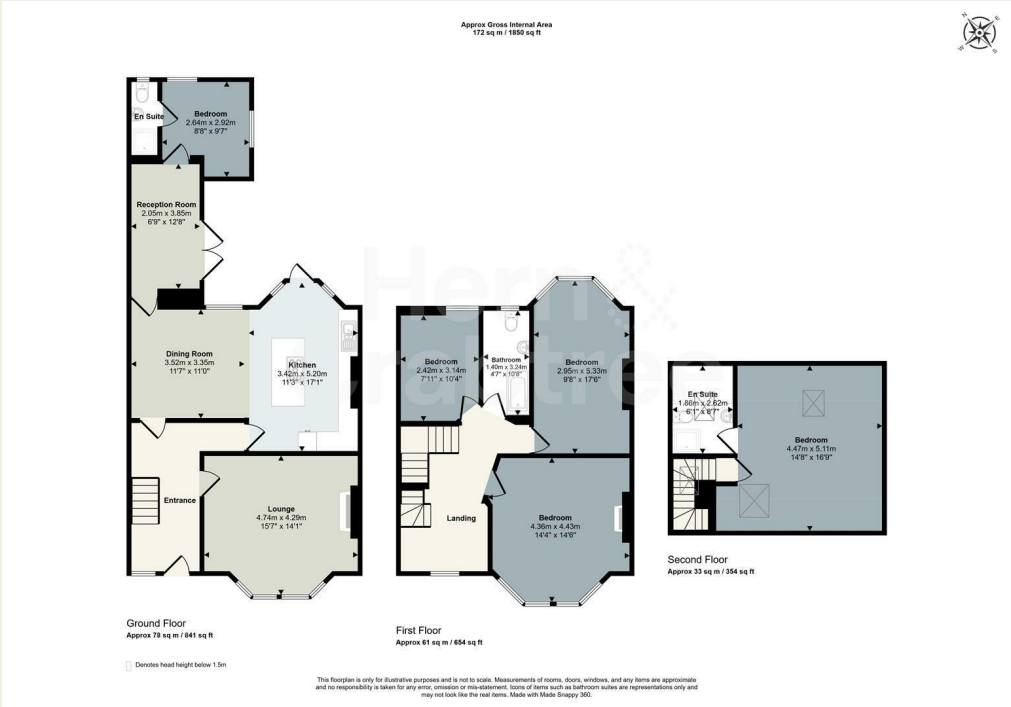
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Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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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