

Bronwydd Avenue

CARDIFF, CF23 5JP

£650,000

Hern &
Crabtree



Bronwydd Avenue

Set on a desirable avenue in the heart of Penylan, this detached home presents a rare opportunity to acquire a substantial property with generous proportions and clear potential for enhancement.

The house is arranged with a series of well balanced reception spaces, including a study, dining room and a principal living room that opens into a conservatory overlooking the garden. The kitchen and adjoining utility area offer practical day to day functionality, while the integral double garage provides further flexibility.

Upstairs, four bedrooms are arranged around a central landing, three of which benefit from built-in storage, alongside a family bathroom. The overall layout offers both space and adaptability, well suited to evolving family life.

Externally, the property benefits from a broad frontage with parking for several vehicles, while the rear garden is enclosed and thoughtfully planted, with areas of lawn, established borders and additional outbuildings.

Bronwydd Avenue is a particularly sought after address within Penylan, known for its quiet residential feel and proximity to Roath Park, one of Cardiff's most cherished green spaces. Wellfield Road and Albany Road are nearby, offering a wide selection of independent cafés, shops and everyday amenities. The property also falls within catchment for highly regarded local schools and provides convenient access to Cardiff city centre, along with excellent transport links for commuters.



1993.00 sq ft

Entrance Porch

Entered via a PVC front door with decorative obscure glazed panels and matching side panels, leading into a porch with additional double glazed windows to the front and side. An internal door opens into the main hallway.

Entrance Hall

A welcoming hallway with a side facing double glazed window, featuring coved ceilings, dado rail, radiator and attractive herringbone parquet flooring.

Study

Positioned to the front with a double glazed window, coved ceilings, parquet flooring, built in bookshelves and a radiator.

Kitchen

With double glazed windows to the side, the kitchen is fitted with wall and base units, laminate work surfaces and tiled splashbacks. There is a composite one and a half bowl sink with drainer, four ring gas hob, integrated electric oven and grill, and a breakfast bar. Tile effect vinyl flooring continues through to the adjoining spaces.

Utility Room

Double glazed door and window to the side providing access to the rear garden. Fitted with tile effect vinyl flooring, plumbing for a washing machine and dishwasher, space for appliances and housing the combi boiler.

Downstairs WC

With an obscure double glazed window to the side, WC, wash basin and tile effect vinyl flooring.

Dining Room

Double glazed windows overlooking the conservatory. The room features coved ceilings, dado rail and radiator.

Living Room

With double glazed windows to the rear and patio doors opening into the conservatory. The room includes coved ceilings, dado rail, radiator and an original fireplace with wooden mantel and tiled inset.

Conservatory

Double glazed windows to the rear and side along with

patio doors opening onto the garden. The conservatory has a double glazed roof, power points and wooden effect vinyl flooring.

First Floor Landing

With a double glazed window to the side, loft access hatch, coved ceilings, dado rail and radiator.

Bedroom One

Two double glazed windows to the front, coved ceilings, radiator and built in wardrobes with mirrored doors.

Bedroom Two

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

Bedroom Three

Double glazed window to the rear, coved ceilings, and radiator.

Bedroom Four

Double glazed windows to the rear and side, coved ceilings, radiator and built in wardrobe.

Bathroom

Obscure double glazed window to the side, comprising bath, walk in corner shower, WC, wash basin, heated towel rail, tiled walls and flooring.

Double Garage

With double glazed windows including an obscure side window, electric up and over door and concrete flooring.

Front Garden

A generous frontage with paved driveway providing off road parking for up to three vehicles, lawn area, hedge boundary and low brick wall.

Rear Garden

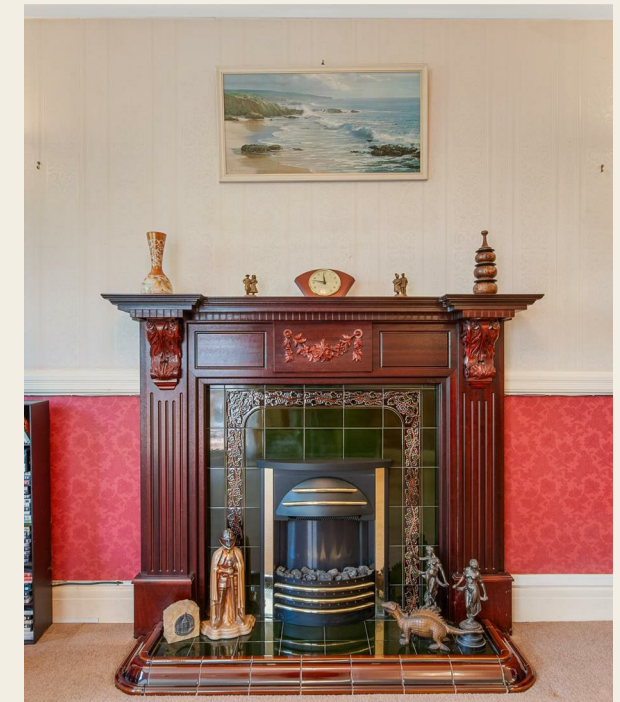
Enclosed garden with paved seating area, lawn, mature flower beds, timber fencing, summer house, greenhouse and outside tap. A side pathway leads to a lockable gate providing access to the front.

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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		EU Directive 2002/91/EC



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