Pen-Y-Lan Terrace

PENYLAN, CARDIFF, CF23 9EU

£475,000

Hern & Crabtree



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Set along Pen-Y-Lan Terrace in one of Cardiff's most sought-after residential neighbourhoods, this handsome four-bedroom mid-terrace home offers generous accommodation, attractive period details and an exciting opportunity for its next owners to make their mark. Offered for sale with no onward chain, the property retains much of its original character, with stained glass, decorative fireplaces, picture rails and traditional joinery found throughout.

An inviting entrance hall, with its patterned tiled floor and stained glass, sets the tone for the accommodation beyond. Two generous reception rooms provide comfortable spaces for everyday living and entertaining, with a bay-fronted lounge and a dining room opening into a rear conservatory. The kitchen sits alongside, complemented by a useful utility area and ground floor WC.

Upstairs, three well-proportioned bedrooms and a family bathroom occupy the first floor, while a converted attic provides a fourth bedroom with its own en suite. The interiors offer plenty of scope for personalisation, with the existing period features providing a lovely starting point.

Outside, the enclosed rear garden combines a paved terrace with a lawn and established planting, while a garage accessed from the rear lane offers valuable additional space.

Penylan is particularly well regarded for its leafy streets, independent businesses and proximity to some of Cardiff's favourite green spaces. Waterloo Gardens, Roath Brook Gardens and Roath Park offer beautiful surroundings for walking and recreation, while nearby Wellfield Road and Albany Road provide cafés, restaurants, shops and everyday amenities.

Families will appreciate the choice of schools in the wider area, including Marlborough Primary, Howardian Primary and Ysgol Gyfun Gymraeg Bro Edern, subject to admissions arrangements. Regular bus services connect Penylan with Cardiff city centre, while nearby road links provide convenient access across the capital and beyond.











Approx 1800.00 sq ft

Council Tax Band: G

Entrance Hall
Original wooden entrance door with decorative stained glass panels and additional stained glass windows to the front and side. Obscured stained glass window overlooking the kitchen. Coved ceiling. Picture rail and dado rail. Wooden staircase rising to the first floor with turned balustrade and handrail. Patterned tiled flooring. Radiator. Useful understairs storage cupboard with wood-panelled ceiling and coat hooks. Doors providing access to the principal ground floor rooms.

Lounge
Large bay window overlooking the front of the property. Coved ceiling. Picture rail. Feature fireplace with decorative surround and tiled hearth. Radiator. Wooden panelled door providing access from the entrance hall.

Dining Room
Glazed double doors opening into the conservatory, with additional glazed panels to either side and obscured glazing above, allowing natural light to filter into the room. Coved ceiling. Picture rail. Feature fireplace with wooden mantelpiece, tiled hearth and decorative metal detailing. Radiator. Door providing access to the kitchen.

Kitchen
Large internal window overlooking the conservatory. Decorative obscured stained glass window facing the entrance hall. Part-glazed wooden door opening into the conservatory with glazed panel above. Coved ceiling. Range of fitted wall and base units with laminate work surfaces and partially tiled splashbacks. Fitted oven with hob and extractor fan above. Sink with adjoining drainer. Integrated dishwasher and fridge. Radiator.

Conservatory
Wood-framed windows overlooking the rear garden, with translucent corrugated roof panels allowing natural light into the space. Glazed doors connecting to the dining room and kitchen. Door providing access to the rear garden. Tiled flooring. Additional doors leading to the utility room and WC.

Utility Room
Sloping ceiling. Exposed brickwork and stone wall detailing. Fitted shelving providing useful storage. Boiler or water heating equipment. Space currently accommodating a fridge freezer. Stone flooring.

Ground Floor WC
Obscured glazed window to the side elevation. Sloping ceiling. Low-level WC. Tiled flooring.

First Floor Landing
Wooden staircase and balustrade continuing from the ground floor. Picture rail. Doors providing access to three bedrooms and the family bathroom. Further staircase rising to the converted attic accommodation.

Bedroom One
Bay window overlooking the front of the property. Feature fireplace with mantelpiece and tiled hearth. Built-in double-door wardrobes and storage cupboards positioned either side of the chimney breast, with additional cupboards above. Radiator. Wooden panelled door.

Bedroom Two
Two windows positioned alongside one another overlooking the front of the property. Picture rail. Radiator. Wooden panelled door.

Bedroom Three
Windows overlooking the rear garden. Picture rail. Feature fireplace with tiled hearth. Built-in wardrobes and storage cupboards positioned either side of the chimney breast.

Family Bathroom
Two double-glazed windows overlooking the rear of the property. Bath with shower attachment and separate electric shower over. Wash hand basin. Low-level WC. Wall-mounted mirrored storage cabinet. Additional cupboard housing boiler equipment. Partially tiled walls. Tiled flooring. Heated towel rail.

Staircase to Attick
Wooden staircase rising from the first floor, with a return leading to the converted attic accommodation. Wooden balustrade and handrail. Two rooflights set within the sloping ceiling, providing natural light to the stairwell.

Bedroom Four / Attick Room
Two double-glazed rooflights overlooking the rear of the property. Sloping ceilings following the roofline. Exposed brick chimney breast providing an attractive feature. Built-in storage cupboards positioned within the eaves on either side. Door providing access to the en suite shower room.

En Suite Shower Room
Double-glazed rooflight set within the sloping ceiling, facing the front of the property. Walk-in shower enclosure with fully tiled walls. Wash hand basin with tiled splashback. Low-level WC. Built-in storage cupboard and wall shelving. Tiled flooring.

Garage
Window overlooking the garden, providing natural light. Brick walls. Sloping roof with exposed timber beams. Rear pedestrian door providing access from the garden. Roller shutter door opening onto the rear lane, offering potential for vehicle parking, subject to dimensions and access suitability. Solid floor.

Front Garden
Tiled pathway leading to the original entrance door and sheltered porch. Gravelled areas positioned either side of the pathway. Established tree providing greenery to the frontage. Low brick boundary wall and metal railings separating the garden from the pavement and neighbouring property.

Rear Garden
Accessed directly from the conservatory, the enclosed rear garden begins with a paved patio providing space for outdoor seating and dining. A lawn extends beyond, bordered by established planting and flowerbeds. Brick boundary walls and timber fencing provide separation from neighbouring gardens. A small sheltered area adjoining the patio offers useful covered storage.

At the far end of the garden, a gate opens onto a gravelled pathway running alongside and behind the garage, with further planting and hard landscaping. Additional gated access leads to the rear lane, while a pedestrian door provides direct entry into the garage.

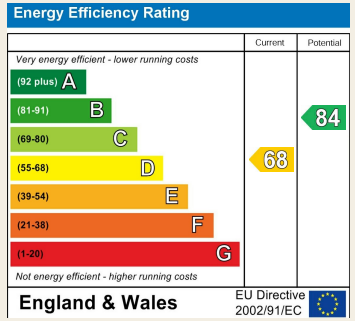
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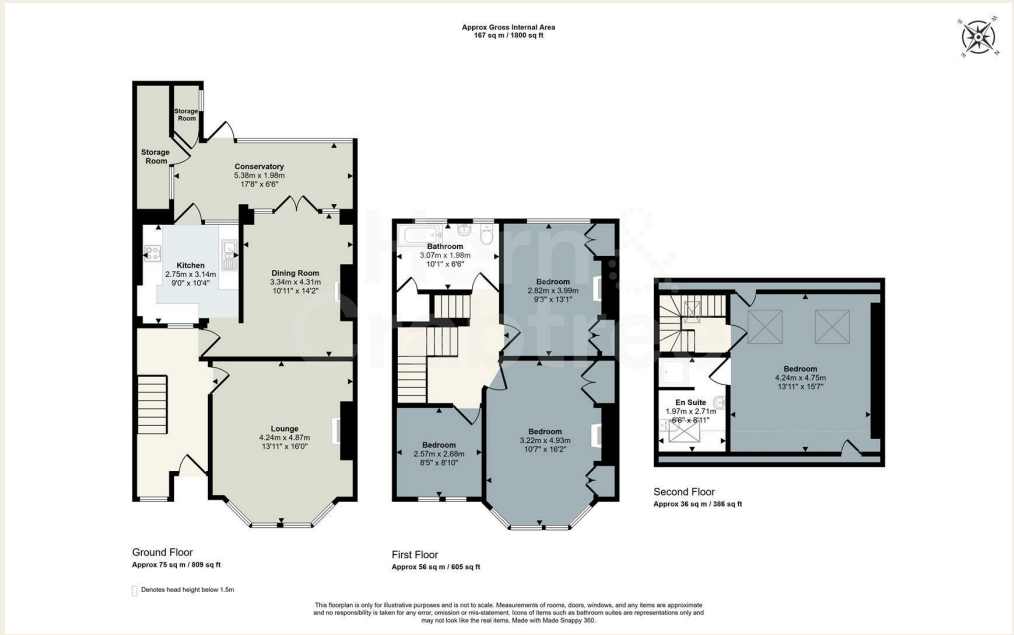


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Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk hern-crabtree.co.uk 304 Caerphilly Road, Heath, Cardiff, CF14 4NS

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