

Kimberley Road

PENYLAN, CF23 5DL

GUIDE PRICE £575,000

**Hern &
Crabtree**



Kimberley Road

Set behind an attractive period façade on highly regarded Kimberley Road, this substantial four-bedroom home showcases the timeless appeal of Penylan's Victorian architecture, thoughtfully reimagined for modern living. Spanning more than 2,100 sq ft across three floors, it combines impressive proportions, original detailing and versatile family accommodation in one of Cardiff's most desirable residential settings.

The accommodation begins with an inviting entrance hallway, where decorative cornicing, picture rails and patterned flooring provide an immediate introduction to the home's period heritage. An impressive bay-fronted reception room offers an elegant space for relaxing and entertaining, featuring a wood-burning stove, bespoke alcove shelving and an adjoining sitting area that creates a versatile living environment.

To the rear, a separate dining room flows naturally into the well-appointed kitchen, while a utility room and ground-floor cloakroom add everyday practicality.

The first floor hosts four bedrooms, including an attractive principal bedroom with bay windows, together with a family bathroom fitted with both a bath and separate walk-in shower. Above, a converted attic room provides valuable additional space, ideal as a home office, hobbies room or occasional guest room. Outside, the enclosed rear garden offers a pleasant setting for outdoor dining and entertaining, featuring a stone-paved terrace, raised planting beds and convenient rear access.

Penylan remains one of Cardiff's most sought-after residential neighbourhoods, renowned for its tree-lined streets, strong sense of community and excellent proximity to the city centre. Nearby Wellfield Road and Albany Road provide an excellent selection of independent cafés, restaurants, shops and everyday amenities, while Waterloo Gardens and Roath Park offer beautiful green spaces for leisure and recreation.

- Generous Four Bedroom Home
- Elegant Bay Fronted Lounge
- Character Features Throughout
- Separate Dining Room & Utility
- Enclosed Rear Garden With Patio
- Cardiff High School Catchment
- Over 2100 sqft, New Sash Windows
- New Beautifully Appointed Kitchen
- Versatile Converted Attic Room



Approx 2168.00 sq ft Council Tax Band: G

Entrance Porch

Steps lead up to a sheltered entrance porch featuring decorative patterned wall tiles, tiled flooring, a coved ceiling and an attractive stone archway.

Entrance Hallway

A wooden panelled entrance door with inset obscured glazing, complemented by additional obscured glazed panels to the side and above. Decorative coved ceiling with intricate detailing, picture rails and dado rails, patterned tiled flooring and radiator. A varnished wooden staircase rises to the first floor with traditional balustrading and dado rails continuing alongside. Generous understairs storage space and a wooden panelled door with glazed panels leading through to the kitchen.

Lounge

A large double glazed bay window overlooks the front of the property, with a radiator beneath. Decorative coved ceiling with additional ceiling panelling, attractive herringbone parquet flooring and a wood burning stove set upon a stone hearth. Built in shelving to either side of the chimney breast with useful storage cupboards beneath. An archway leads through to a further reception area.

Second Reception Area

Coved ceiling, radiator and continuation of the attractive herringbone parquet flooring. A chimney breast with recessed alcove and fitted shelving to one side. A wooden panelled door with inset obscured glazing, complemented by decorative stained glass panels to the sides and above, opens into the rear hallway.

Rear Hallway

Double glazed uPVC external door with glazed panels to either side and above, together with a double glazed rooflight within the sloping ceiling. An additional internal glazed window overlooks the dining room. Tiled flooring, fitted shelving and a step leading up into the adjoining reception area. Access to the side passageway.

Dining Room

Double glazed window to the side elevation and an additional internal window overlooking the rear hallway. Coved ceiling, herringbone parquet flooring, radiator and pendant lighting. An attractive archway leads through to the kitchen, with a large serving hatch and exposed brickwork providing an additional connection between the rooms.

Kitchen

Double glazed window overlooking the side of the property. Beautifully presented kitchen fitted with a range of wall and base units, complemented by wood effect work surfaces and partially tiled splashbacks. Double bowl sink and drainer, integrated dishwasher, built in oven and electric hob with extractor hood above. Wood effect laminate flooring and radiator. A varnished wooden panelled door with inset glazing and a step up leads through to the utility room.

Utility Room

Double glazed window to the side elevation. Exposed ceiling beams, work surfaces with sink and drainer, base units and space for a washing machine and tumble dryer. Tiled flooring and an archway leading through to an additional utility and storage area.

Additional Utility and Storage Area

Double glazed external door providing access to the side passageway, with inset glazing and additional glazed panels alongside. Sloping ceiling, stone flooring and fitted storage cupboards to one corner. A practical additional space with access to the outside.

Ground Floor Cloakroom

Partially tiled walls, laminate flooring and radiator. Fitted suite comprising a WC and wash hand basin incorporated into a vanity unit with storage cupboards. Wall mounted mirror with integrated lighting.

First Floor Landing

The staircase rises to the first floor with varnished wooden balustrading and continuation of the decorative dado rail. A split level landing

provides access to the bedrooms and family bathroom, with a corridor extending towards the rear of the property. Radiator, useful storage beneath the staircase and further stairs leading to the attic conversion.

Bedroom One

Double glazed bay windows overlooking the front of the property, together with an additional double glazed front facing window. Coved ceiling, exposed wooden floorboards and radiator.

Bedroom Two

Double glazed window to the rear elevation, overlooking the side passageway. Coved ceiling and radiator.

Bedroom Three

Double glazed window overlooking the rear garden. Partially sloping ceiling, radiator and loft access hatch.

Bedroom Four / Study

Double glazed window overlooking the side of the property. Partially sloping ceiling, radiator, loft access hatch and a built in cupboard to one corner, providing useful additional storage.

Family Bathroom

Obscured double glazed window to the side elevation. Fitted suite comprising a panelled bath, WC and wash hand basin incorporated into a vanity unit with storage cupboards. Separate walk in shower enclosure with sliding glazed doors, rainfall showerhead and additional handheld attachment. Partially tiled walls, tiled flooring, heated towel rail, built in storage cupboard and partially sloping ceiling.

Attic Room

Two double glazed rooflights set within the sloping rear roof elevation. A generous converted attic space featuring sloping ceilings, an exposed chimney breast with recessed storage beneath, additional fitted storage cupboards along the sides, radiator and three ceiling lights. Accessed via a staircase from the first floor landing, with wooden balustrading and a hatch at the top of the stairs.

Front Garden

A gravelled forecourt enclosed by low brick boundary walls, with railings separating the neighbouring pathway. Steps lead up towards the attractive sheltered entrance porch.

Rear Garden

An enclosed rear garden accessed via the side passageway, where gravelled ground, brick boundary walls and an outside water tap provide a practical approach to the rear of the property. Stone steps lead to an elevated paved patio, offering space for outdoor seating and dining. Raised planting beds sit alongside the terrace, with established hedging and stone boundary walls adding definition to the garden. A wooden gate to the rear provides access to the adjoining rear lane.

Disclaimer

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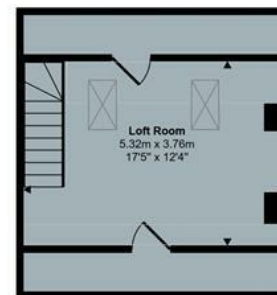
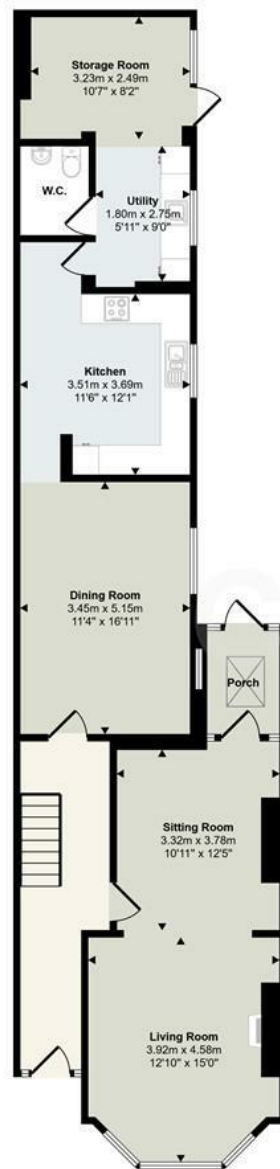
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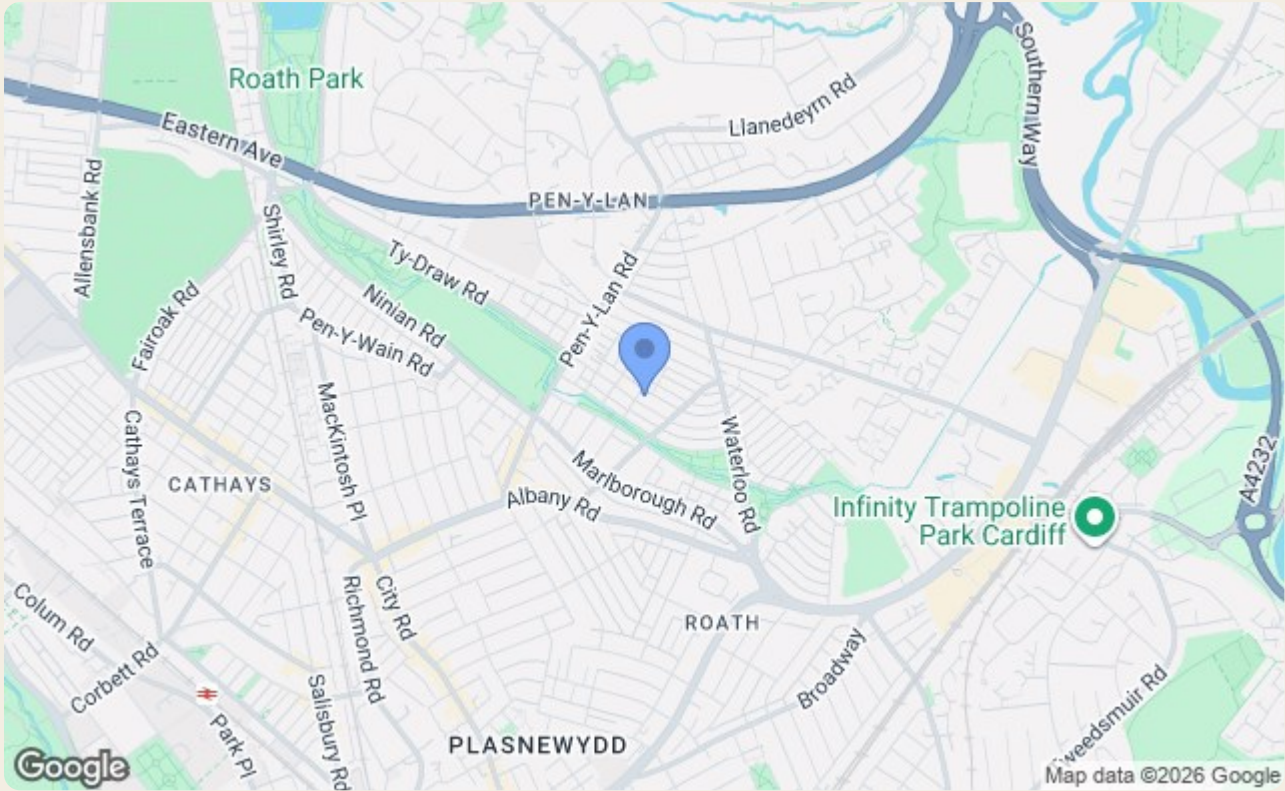
Approx Gross Internal Area
201 sq m / 2168 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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	Current	Potential
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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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