Kimberley Road

PENYLAN, CARDIFF, CF23 5DL

GUIDE PRICE £350,000

Hern & Crabtree



Kimberley Road

Occupying the upper floors of an attractive terraced property on Kimberley Road, this beautifully presented three bedroom maisonette brings together period character, generous proportions and thoughtfully arranged living space. With its private entrance, remarkable converted attic and elevated roof terrace, this is a distinctive home in one of Cardiff's most sought-after neighbourhoods.

The accommodation unfolds across two spacious floors, where original features sit comfortably alongside carefully considered improvements. The principal bedroom is particularly charming, with a broad bay window, polished wooden floors, an elegant fireplace and extensive fitted wardrobes. Two further bedrooms offer flexibility for guests, family life or working from home, while a well-appointed kitchen and bathroom complete the first floor.

Above, the converted attic provides a wonderfully individual living space. Sloping ceilings, exposed brickwork and a wood-burning stove introduce warmth and character, while generous glazing opens onto a private roof terrace. With views across neighbouring trees and gardens, this elevated retreat offers a lovely place to enjoy the changing seasons. A separate kitchenette and shower room add further versatility.

Kimberley Road sits within the popular Penylan and Roath area, celebrated for its leafy residential streets, independent businesses and thriving community atmosphere. Nearby Wellfield Road and Albany Road offer an excellent selection of cafés, restaurants, shops and everyday amenities.

Beautiful Roath Park, with its lake and gardens, is close by, while Waterloo Gardens provides another peaceful green space for afternoon walks. Local educational options include Marlborough Primary School and Roath Park Primary School, with further schools throughout the surrounding area.

Cardiff city centre is readily accessible by bus, bicycle or car, with Cathays and Cardiff Queen Street railway stations providing further transport connections.











Approx 1237.00 sq ft

Entrance Hall
Accessed via a private entrance to the side of the front porch, a traditional timber panelled door features decorative obscure stained glass detailing, complemented by an additional stained glass window above.

The entrance hall is finished with decorative ceiling coving, coat hooks and a small wall-mounted shelf. A staircase with a timber banister rises to the first floor, providing a welcoming introduction to this beautifully presented maisonette.

First Floor Landing
An attractive landing with a traditional wooden banister and a staircase continuing to the converted upper floor. A corridor extends towards the rear of the property, connecting the principal rooms, with a radiator providing warmth. A small recessed shelf beside the staircase offers useful space for shoes or everyday storage.

Bedroom One
A beautiful bay window with traditional sliding sash-style openings overlooks Kimberley Road, allowing natural light to fill this particularly spacious principal bedroom. Varnished wooden floorboards and decorative ceiling coving preserve the room's period character, while a radiator provides warmth.

A handsome fireplace creates an elegant focal point, featuring a timber mantelpiece, polished stone hearth and decorative metal fireplace surround. Substantial built-in wardrobes stand within the alcoves on either side, extending from floor to ceiling with additional overhead cupboards. Further fitted shelving provides useful display space, completing a room of lovely proportions and character.

Bedroom Two
A window overlooks the front of the property, bringing natural light into this welcoming second bedroom. Decorative ceiling coving, a central ceiling light and radiator complete the accommodation, providing a comfortable and versatile space for use as a bedroom or guest room.

Bedroom Three / Home Office
A double glazed window overlooks the rear of the property, providing a pleasant outlook and natural light. Varnished wooden floorboards add warmth to the room, while a radiator provides heating.

An attractive feature wall with decorative timber panelling is complemented by two wall lights, creating an inviting atmosphere. An exposed brick chimney breast and original-style fireplace with a distinctive chequered tiled hearth introduce further character.

Currently suited to use as a bedroom or home office, this is a particularly appealing and adaptable room.

Family Bathroom
Double glazed windows face the rear and side of the property, with obscure glazing to the side window providing privacy. Accessed via a short flight of steps from the first floor corridor, the bathroom is beautifully appointed with extensive wall tiling and matching tiled flooring.

A fitted bathtub occupies the far end of the room, with an overhead shower incorporating both rainfall and handheld fittings. A wash hand basin, heated towel rail and recessed ceiling spotlights complete the space. A useful cupboard beside the bath houses the boiler.

Kitchen
Double glazed windows overlook the rear of the property, providing natural light across the kitchen. Fitted with a selection of wall and base units, the room features attractive marble-effect laminate work surfaces, tiled flooring and ceiling lighting.

Appliances include a built-in oven with gas hob above, alongside designated spaces for a dishwasher and fridge freezer. Under-cabinet lighting provides additional illumination to the work surfaces, while the kitchen also offers space for a small breakfast table or informal seating area.

A practical and well-arranged room, combining generous storage with comfortable everyday dining.

Staircase to Upper Floor
A staircase with traditional timber banisters rises to the converted attic accommodation. A double glazed skylight set within the partially sloping ceiling introduces natural light, creating a bright and welcoming approach to the upper floor.

Converted Attic / Upper Floor Living Room
A double glazed skylight set within the sloping front roofline brings natural light into this remarkable upper floor space. To the rear, full-height double glazed doors and adjoining glazed panels provide access to a private roof terrace, with additional windows positioned within the recessed sections on either side.

The generous accommodation is arranged beneath a characterful sloping ceiling, creating a wonderful sense of openness and architectural interest. A combination of carpeting and tiled flooring defines the space, while recessed ceiling spotlights and a radiator add comfort.

An exposed brick chimney breast forms an impressive focal point, incorporating a fitted wood-burning stove with a metal hearth. An adjoining recess provides convenient space for storing logs.

Substantial built-in cupboards within the eaves offer excellent storage, making practical use of the roof space without compromising the room's proportions.

With its distinctive features, garden outlook and direct access to the roof terrace, this is an exceptionally versatile room, ideal as a second lounge, creative studio or entertaining space.

Upper Floor Utility Area
Accessed directly from the converted attic room, this useful kitchenette and utility area features a laminate work surface with breakfast bar arrangement and space beneath for additional appliances, such as a washing machine, tumble dryer or small refrigerator.

Tiled flooring, recessed spotlighting and a partially sloping ceiling complete this practical addition to the upper floor accommodation.

Upper Floor Shower Room
An obscure double glazed window overlooks the rear of the property, providing natural light and privacy. Finished with tiled flooring and partially tiled walls, the shower room features a walk-in shower enclosure with sliding glass doors, complete with rainfall and handheld shower fittings.

A WC, wash hand basin and heated towel rail provide everyday convenience, while recessed ceiling spotlights and fully tiled shower walls complete the room.

Private Roof Terrace
Accessed directly from the converted attic room through glazed doors, the private roof terrace offers a particularly special outdoor space, elevated above the surrounding gardens and neighbouring rooftops.

Finished with tiled flooring and glazed balustrades, the terrace provides uninterrupted views across the neighbouring greenery and established trees, creating a wonderful sense of openness.

The elevated position makes this a lovely setting for a morning coffee, a quiet afternoon with a book or enjoying the evening air, with the surrounding greenery providing a beautiful backdrop to this characterful Cardiff home.

Tenure
Leasehold
What is the full term of the lease? 125 from new
Start Date 2016
Current number of years remaining on the lease 115
Annual Ground Rent £100
Service and Maintenanc eCharges £ (include payment frequency)
£450 annually for insurance
Does the Service Charge Include Water Rates: No
Are there any additional costs associated with parking: No

Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. 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.

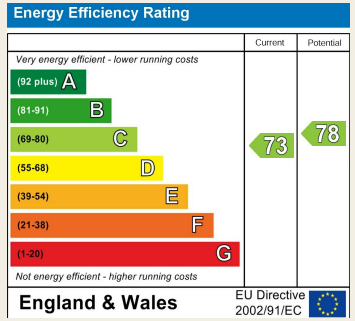
Council Tax Band: D

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.



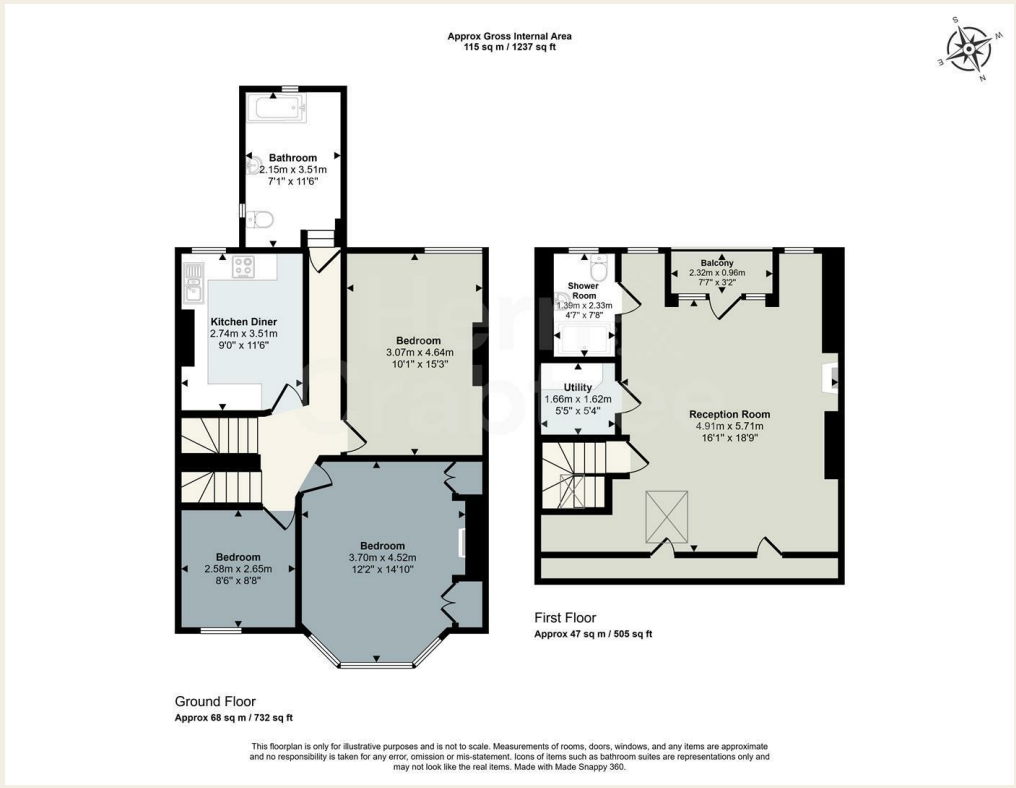
Good old-fashioned service with a modern way of thinking.











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