

Bronwydd Avenue, Cardiff

£650,000

Hern & Crabtree
ESTABLISHED 1840



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

Key Features

- Detached four bedroom home in Penylan
- In need of modernisation with strong potential
- Three reception rooms plus conservatory
- Kitchen with adjoining utility room
- Ground floor WC
- Integral double garage
- Driveway parking for multiple vehicles
- Enclosed rear garden with greenhouse
- Sought after location near Roath Park and Wellfield Road

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.

Approx 1993.00 sq ft



Approx Gross Internal Area
185 sq m / 1993 sq ft



Ground Floor
Approx 112 sq m / 1209 sq ft

First Floor
Approx 73 sq m / 784 sq ft

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.

Energy Efficiency Rating		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	