

Cressy Road

PENYLAN, CARDIFF, CF23 5BE

ASKING PRICE £575,000

**Hern &
Crabtree**



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Occupying a sought after position in the heart of Penylan, this elegant period terrace offers generous accommodation arranged across three floors, blending original character with the space and versatility needed for modern family living. Beautifully maintained by the current owners, the home retains many period features including original tiled flooring, fireplaces, timber floorboards and decorative detailing.

The accommodation begins with an enclosed entrance porch leading into a welcoming hallway, which in turn opens to two spacious reception rooms, creating excellent areas for both everyday living and entertaining. Beyond, the kitchen is fitted with wooden work surfaces, a Stoves cooker and integrated dishwasher, complemented by a useful utility room, ground floor shower room and an additional reception room overlooking the garden.

The first floor provides four well-proportioned bedrooms, including a generous principal bedroom with its own en suite, together with a family bathroom. A staircase continues to the second floor where a spacious loft bedroom enjoys excellent natural light from three skylights. Beneath the property, a useful cellar provides valuable storage with power and lighting.

Outside, the enclosed rear garden offers a paved seating terrace, generous lawn and raised gravel seating area, creating an attractive and private outdoor space.

Penylan remains one of Cardiff's most desirable neighbourhoods, known for its tree lined streets, handsome period homes and strong sense of community. Waterloo Gardens, Roath Park and Wellfield Road are all within walking distance, offering independent cafés, restaurants, parks and everyday amenities. The property also benefits from excellent transport links into Cardiff city centre and falls within catchment for a number of highly regarded schools, making it an excellent choice for families and professionals alike.



2062.00 sq ft

Entrance Porch

Wooden entrance door with decorative glazed panels and matching glazed toplight. Double glazed windows to either side. Original tiled flooring. Original tiled walls to dado height. Coved ceiling. Glazed door opening into the entrance hall.

Entrance Hall

Original tiled flooring. Coved ceiling. Radiator. Staircase rising to the first floor. Door providing access to the cellar.

Living Room

Double glazed bay window to the front. Coved ceiling. Radiator. Feature fireplace with wooden surround, tiled hearth and electric fire. Original wooden floorboards. Wide opening through to the dining room.

Lounge

Double glazed window to the rear. Coved ceiling. Radiator. Feature cast iron fireplace with tiled hearth. Original wooden floorboards. Door to the utility room.

Ground Floor Shower Room

Obscured glazed window opening into the utility room. Wash hand basin. WC. Tiled flooring.

Kitchen

Double glazed windows to the side overlooking the second reception room. Fitted with a range of base units complemented by wooden work surfaces and tiled splashbacks. Ceramic sink with drainer. Stoves five ring cooker with three ovens. Integrated dishwasher. Vertical radiator. Vinyl flooring.

Dining Room

Double glazed door to the side with glazed panel. Double glazed French doors opening onto the rear garden with matching glazed panels. Double glazed windows to either side. Radiator. Vinyl flooring. Wall mounted Smeg gas fire. Wall mounted combination boiler installed only a few months ago.

Utility Room

Double glazed door to the rear with matching glazed panels above and below. Polycarbonate roof providing excellent natural light. Work surface. Space and plumbing for washing machine and tumble dryer. Original tiled flooring.

Cellar

Accessed from the entrance hall. Concrete flooring with power and lighting connected. Comprising one smaller storage room and two larger storage areas with fitted shelving. Limited head height.

First Floor Landing

Staircase rising to the second floor. Loft access.

Bedroom Two

Double glazed window to the rear. Built in wardrobes. Radiator.

Bedroom Three

Double glazed obscured window to the side. Built-in storage. Radiator.

Family Bathroom

Double glazed obscured window to the side. Recessed lighting. Panel bath with shower over. Wash hand basin. WC. Bidet. Heated towel rail. Part tiled walls with timber panelling. Vinyl flooring.

Bedroom Four

Double glazed window to the rear. Radiator. Built in storage cupboard.

Principle Bedroom

Double glazed bay window to the front with fitted shutters. In-built storage. Coved ceiling. Radiator.

En Suite Shower Room

Walk in shower enclosure. Wash hand basin. WC. Heated towel rail. Cork flooring.

Loft Bedroom

Double glazed skylight to the front. Two double glazed skylights to the rear. Radiator. Wooden flooring. Eaves storage.

Rear Garden

A generous enclosed rear garden enjoying a paved seating terrace immediately outside the house leading onto a large lawn. Stone boundary walls and timber fencing provide privacy, while a raised gravel seating area creates an additional place to relax. A paved side passage offers excellent storage together with external power points and a cold water tap.

Front Garden

Low stone boundary wall with mature planting and useful storage space. Original tiled pathway leading to the front entrance.

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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



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