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CARDIFF

VALE

CAERPHILLY

BRISTOL





Beautifully presented period home with a modern, contemporary finish.

Comments by Mrs Amanda Trinder



Property Specialist
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Senior valuer

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Light, spacious, period living with contemporary finish in a prime location.

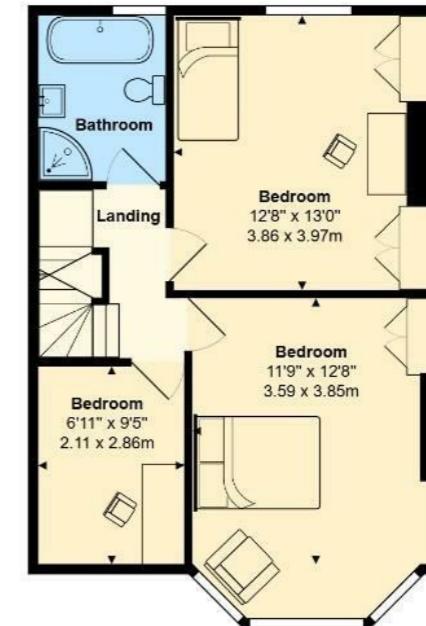
Comments by the Homeowner



Penylan Terrace

Total Area: 1653 ft² ... 153.6 m²

All measurements are approximate and for display purposes only





Pen-Y-Lan Terrace

Penylan, Cardiff, CF23 9EU

Asking Price

£595,000



4 Bedroom(s)



2 Bathroom(s)



1653.00 sq ft



Contact our
Penylan Branch

02920 499680

Nestled in the charming suburb of Penylan, Cardiff, this exquisite four-bedroom house on Pen-Y-Lan Terrace offers a perfect blend of modern living and traditional elegance. Spanning an impressive 1,653 square feet.

The heart of the home is undoubtedly the extended kitchen, dining, and day room, which provides a bright and airy space for culinary adventures and family gatherings. This area seamlessly connects to the garden, allowing for a delightful indoor-outdoor living experience. The utility room, complete with a convenient ground floor W.C., adds to the practicality of this well-designed home.

Upstairs, you will find a superb loft conversion featuring an en-suite bathroom, offering a private retreat for the master bedroom. The additional three bedrooms are generously sized, providing ample space for family or guests. Each room is presented in immaculate condition, ensuring a move-in ready experience.

Situated on a leafy road, this property enjoys a prime location that combines the tranquillity of suburban life with easy access to local amenities and transport links. Whether you are looking for a family home or a stylish residence in a sought-after area, this house on Pen-Y-Lan Terrace is sure to impress. Don't miss the opportunity to make this stunning property your own.



Bedroom Four 18'10 x 11'6m (5.74m x 3.51mm)

Bedroom Two 13'0 x 12'8 (3.96m x 3.86m)

Band F

Entrance Hall

Utility Room / Ground Floor W.C

Lounge 12'8m x 12'8m (3.86mm x 3.86mm)

Additional Information

New kitchen (Rokpunkt – bespoke German handle-less kitchen) installed 2024

- Underfloor heating throughout the kitchen/diner and utility
- Quooker boiling water tap
- Integrated dishwasher and bin system within island, together with dual temperature wine fridge
- Air conditioning system for master bedroom (heating and cooling)
- Remote controlled electric blind for master bedroom
- Adopted rear lane with secure gated access at both ends (from Llwyn y Grant Terrace and Pen y Lan Terrace)
- Works (planning and building regs available) include: Kitchen extension completed 2017
Loft extension completed 2024

Kitchen / Dining / Day room 27'2m x 16'8m (8.28mm x 5.08mm)

Bathroom

Bedroom One 12'8m x 11'9m (3.86mm x 3.58mm)

School Catchment

Marlborough Primary School
Cardiff High School

Ysgol Y Berllan Deg
Ysgol Gyfun Gymraeg Bro Edern

* Subject to Availability*

Bedroom Three 9'5m x 6'11m (2.87mm x 2.11mm)

Landing

Garden

Tenure

Freehold - To be confirmed by your legal Advisor

En-Suite

Council Tax

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

