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CARDIFF

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Pen-y-lan Terrace

PENYLAN



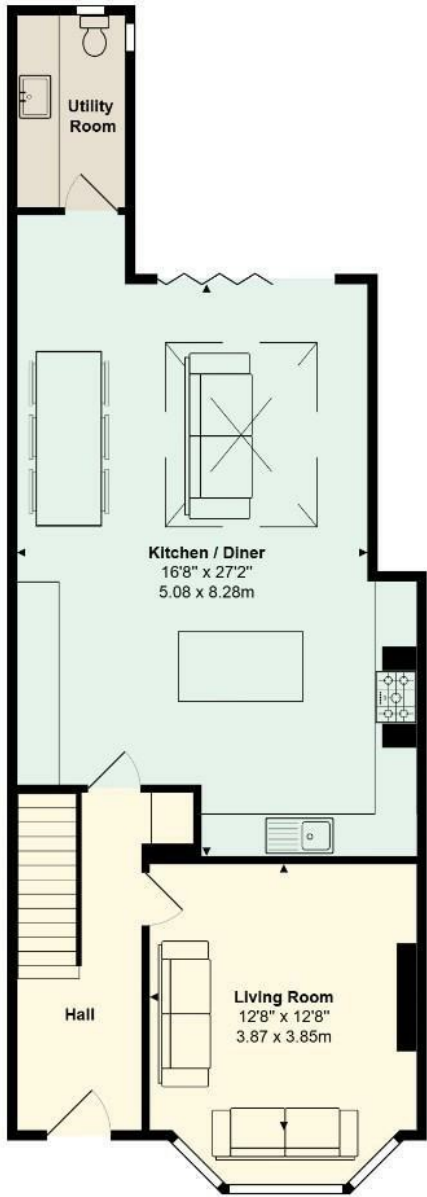
Beautifully presented period home with a modern, contemporary finish.

Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
Senior valuer

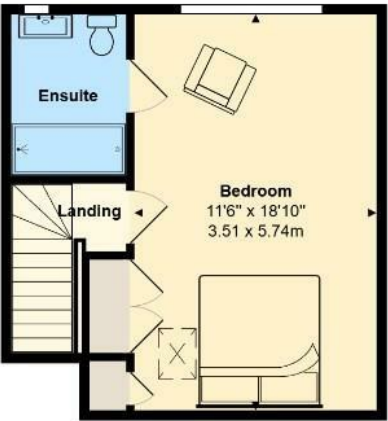
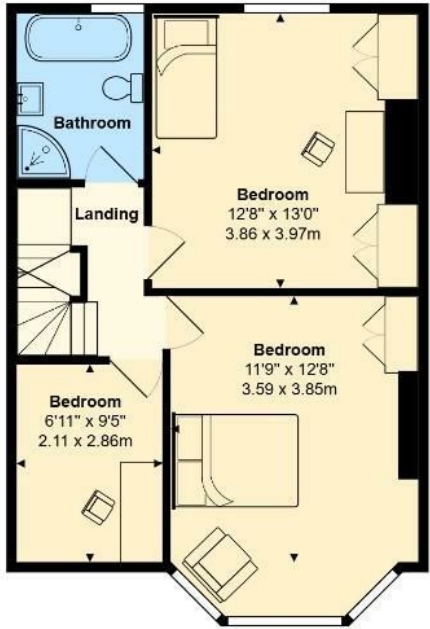
amanda@jeffreycross.co.uk



Penylan Terrace

Total Area: 1653 ft² ... 153.6 m²

All measurements are approximate and for display purposes only



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

Comments by the Homeowner





Pen-Y-Lan Terrace

Penylan, Cardiff, CF23 9EU

Asking Price

£595,000



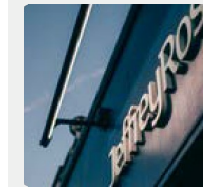
4 Bedroom(s)



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 tranquility 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.

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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 <ul style="list-style-type: none">• 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)	Landing	
Bathroom	Garden	
Bedroom One 12'8m x 11'9m (3.86mm x 3.58mm)	Tenure Freehold - To be confirmed by your legal Advisor	
School Catchment Marlborough Primary School Cardiff High School Ysgol Y Berllan Deg Ysgol Gyfun Gymraeg Bro Edern * Subject to Availability*	En-Suite	
	Council Tax	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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

