



TY-GWYN ROAD

PENYLAN





## TY-GWYN ROAD

PENYLAN, CF23 5JF - £1,300,000



6 bedroom(s)



4 bathroom(s)



3064.23 sq ft

A substantial and architecturally designed 5/6 bedroom detached property situated on this popular road and within prime school catchment. The property has been comprehensively refurbished in the 21 years our client has owned the property to include double extension to the front and rear including the feature turret. The rear has a modern extension with a large open plan kitchen diner & living space, with beautiful fitted kitchen and bi-folding doors. The accommodation briefly comprises double height entrance vestibule, hallway, lounge, sitting room, stunning open plan kitchen dining & living space, cloakroom WC, utility/boot room, ground floor shower, integral garage to the ground floor. To the first floor are five double bedrooms, family bathroom, en suite shower rooms to master bedroom and guest bedrooms and large study. The property further benefits sweeping in and out driveway and a West facing garden with new patio terrace. No Chain.

### PROPERTY SPECIALIST

**Mr Ramzy Bancroft**

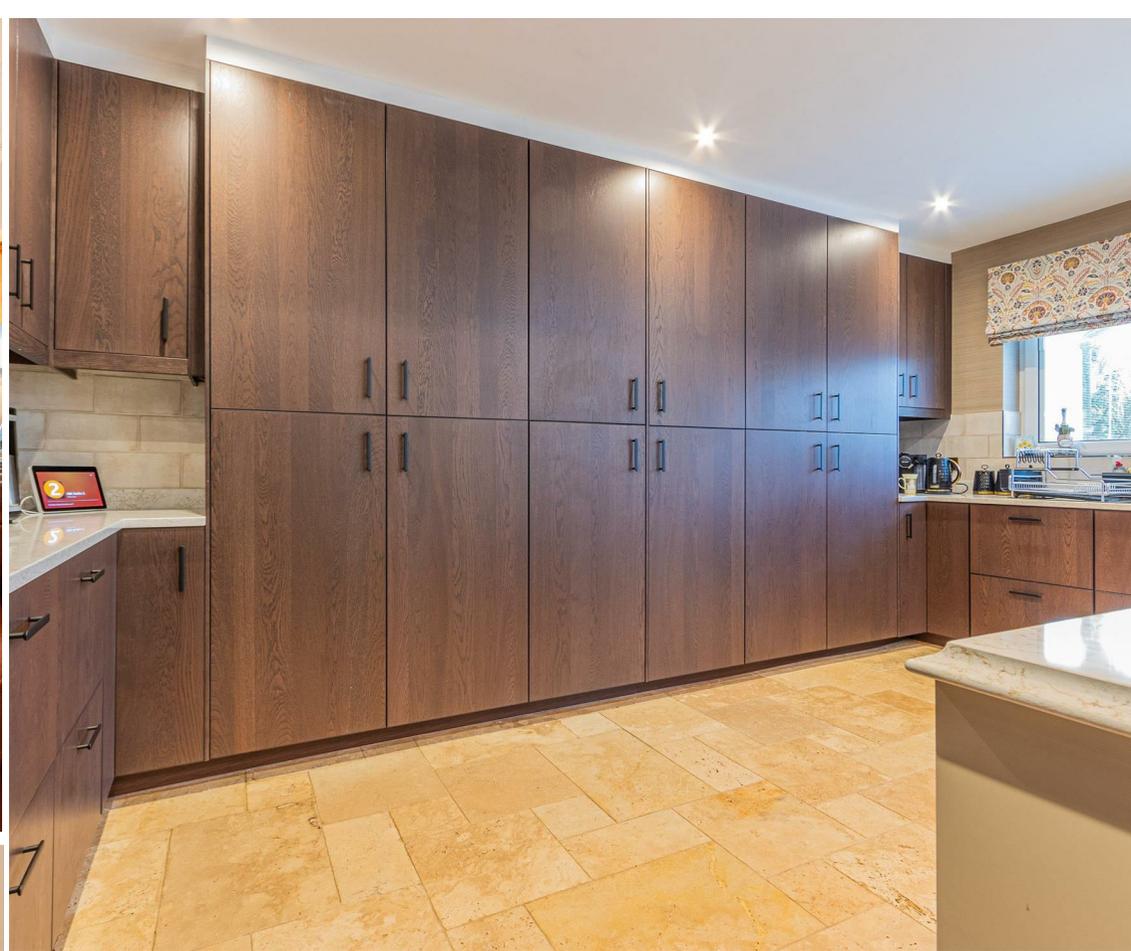
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Branch manager







| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

















**ENTRANCE FOYER**

3.40m x 2.61m (11'1" x 8'6")

**HALLWAY**

**FAMILY ROOM**

6.56m x 4.31m (21'6" x 14'1")

**SITTING ROOM**

4.22m x 5.07m (13'10" x 16'7")

**KITCHEN / DINING / LIVING SPACE**

8.6m x 9.43m (28'2" x 30'11")

**CLOAKROOM WC**

**LAUNDRY**

2.86m x 1.86m (9'4" x 6'1")

**GROUND FLOOR SHOWER ROOM**

2.69m x 1.23m (8'9" x 4'0")

**LANDING**

**BEDROOM ONE**

4.21m x 7.73m (13'9" x 25'4")

**ENSUITE**

2.98m x 2.40m (9'9" x 7'10")

**BEDROOM TWO**

3.47m x 4.60m (11'4" x 15'1")

**EN-SUITE**

1.69m x 1.68m (5'6" x 5'6")

**BEDROOM THREE**

3.46m x 4.20m (11'4" x 13'9")

**BEDROOM FOUR**

3.32m x 3.16m (10'10" x 10'4")

**BEDROOM FIVE**

2.99m x 3.45m (9'9" x 11'3")

**FAMILY BATHROOM**

1.97m x 3.11m (6'5" x 10'2")

**OFFICE / BEDROOM SIX**

2.98m x 5.15m (9'9" x 16'10")

**INTEGRAL GARAGE**

3.01m x 5.91m (9'10" x 19'4")

**GARDEN**

**FRONT**

Stunning family home in a super location close to Penylan, Roath Park and Cyncoed Village

Comments by Mr Ramzy Bancroft



# 11 Ty-Gwyn Rd, Penylan, CRF

Main Building: Total Interior Area Above Grade 284.78 m<sup>2</sup>



**Ground Floor**  
Interior Area 152.66 m<sup>2</sup>



**1st Floor**  
Interior Area 132.11 m<sup>2</sup>



PREPARED: 2023/07/14

[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross