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CARDIFF VALE CAERPHILLY BRISTOL

Ty Draw Road

PENYLAN

One of those houses that rarely come on the market, but instantly you could imagine yourself living there.
A rare opportunity to acquire a substantial period home combining original character, impressive proportions, modern family living and beautiful gardens, all in one of my favorite Cardiff locations.

Comments by Mr Ramzy Bancroft

Property Specialist

Mr Ramzy Bancroft

Branch manager

Ramzy@jeffreyross.co.uk

A rare opportunity to acquire a substantial period home combining original character, impressive proportions, modern family living and beautiful gardens, all in a highly desirable Cardiff location.

Comments by the Homeowner

Ty Draw Road

Penylan, Cardiff, CF23 5HD

Offers In Excess Of

£900,000

4 Bedroom(s) 2 Bathroom(s) 2432.00 sq ft

Contact our

Penylan Branch

02920 499680

OFFERS IN EXCESS £900,000
We are delighted to offer for sale this truly impressive and beautifully presented property, ideally situated on the highly sought after Ty Draw Road.

Rarely do we find a home that retains so much of its original character and charm, while also having been thoughtfully restored & improved by the current owners to create a stunning, practical and versatile family home.
Spanning roughly 2,500 sq ft of accommodation, the property offers an exceptional amount of space arranged over three floors.

Upon entering, you are greeted by a magnificent double-height entrance hall, featuring original stained-glass detailing, tiled flooring and a striking sense of grandeur. The ground floor further comprises a WC, study, spacious living room with fireplace, impressive dining room, and a superb kitchen/diner, which benefits from a glazed ceiling and large doors opening directly onto the rear patio, creating a wonderful connection between the in & outdoors
The first floor provides three bedrooms, including an outstanding full-width principal bedroom. This impressive room features a dedicated dressing area with built-in wardrobes, a fireplace, bay window and balcony, from which there are lovely views across Roath Pleasure Gardens. There are also two further double bedrooms, a spacious four-piece family bathroom and a useful utility room on this floor.
Upstairs provides a further double bedroom, complete with its own ensuite shower room, making this an ideal space for guests, older children or those requiring additional privacy.

Externally, the property continues to impress, with attractive & established front and rear gardens. The rear garden features a generous patio area, raised lawn and pathway leading towards the rear, where you will find a double garage with rear access.
Considerable thought has clearly gone into the landscaping, with a number of attractive established features, including a beautiful magnolia tree

Location

Situated on Ty Draw Road, the property is within easy reach of a choice of parks, local amenities and popular high streets. The University Hospital of Wales is also within walking distance, while the property falls within highly sought-after primary and secondary school catchment areas.

Entrance Hall

WC

Living room 14'1" x 17'4" (4.30m x 5.29m)

Study 9'11" x 12'5" (3.03m x 3.80m)

Kitchen breakfast room 10'7" x 27'0" (3.25m x 8.25m)

Dining room

Landing

Bedroom 1 14'1" x 17'4" (4.30m x 5.29m)

Dressing area & balcony

Bedroom 2 12'11" x 13'7" (3.96m x 4.15m)

Bedroom 3 7'11" x 12'2" (2.42m x 3.72m)

Utility room

Bathroom

Loft bedroom

Ensuite shower room

Garden

Tenure

Freehold, but this is to be confirmed by your solicitor

Council tax

Band I

Double Garage & parking

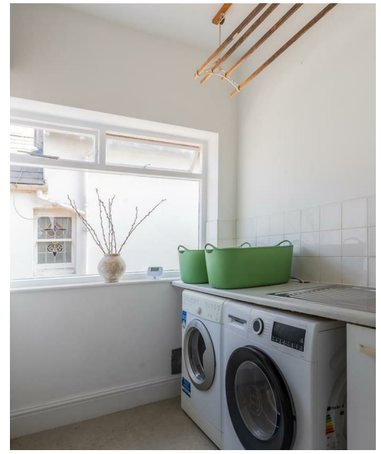
School catchment

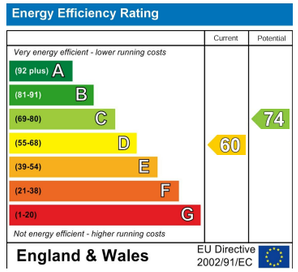
Roath Park Primary School (year 2026)

Cardiff High School (year 2026)
Ysgol Y Berllan Deg (year 2026)
Ysgol Gyfun Gymraeg Bro Edern (year 2026)

* subject to change and availability

Panasonic
PASTA
SINK




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
60
74
England & Wales
EU Directive 2002/91/EC