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CARDIFF

VALE

CAERPHILLY

BRISTOL



Amesbury Road

PENYLAN



A stunning example of an end terrace period home.

Comments by Mrs Amanda Trinder

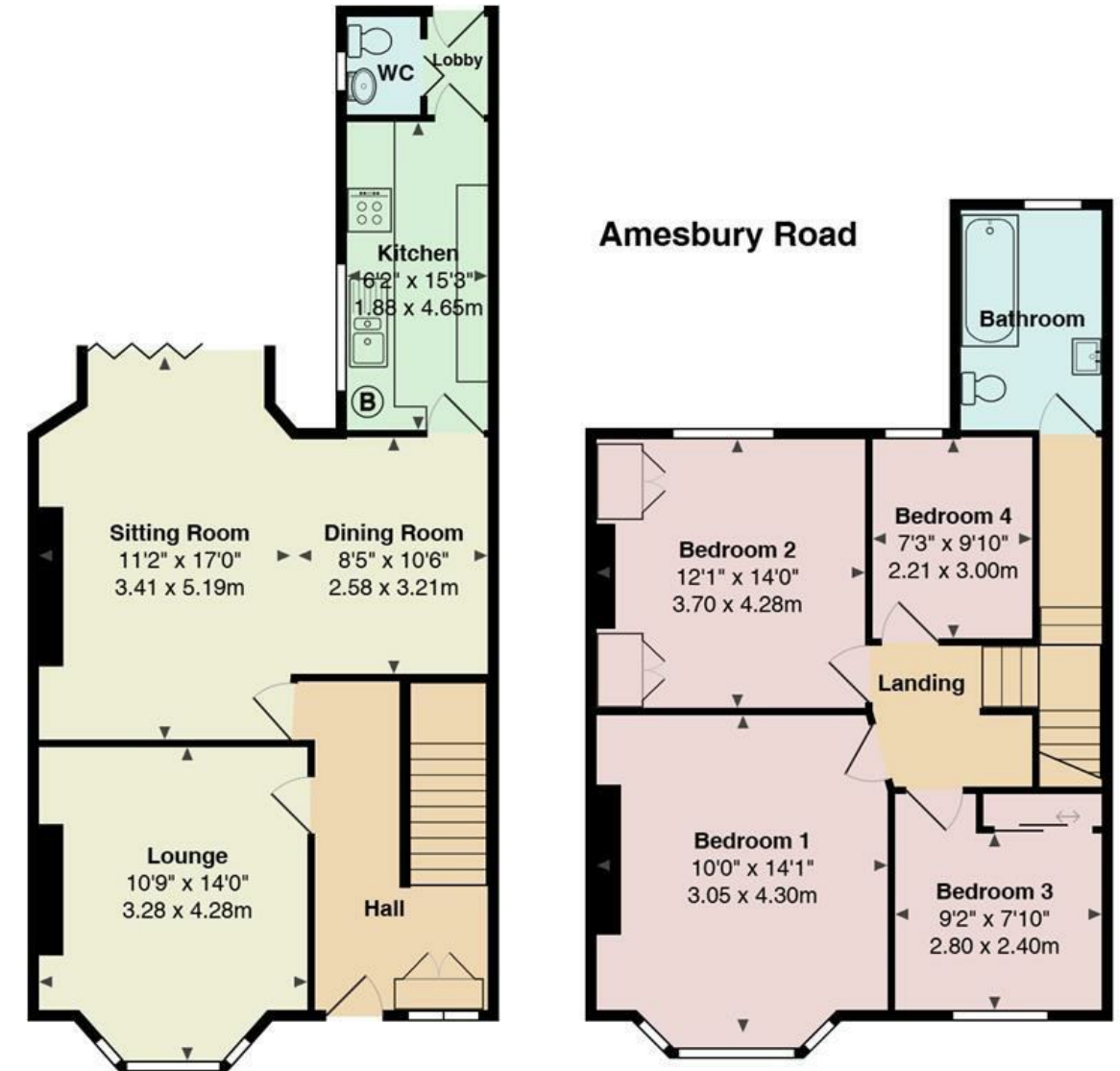


Property Specialist
Mrs Amanda Trinder
Senior valuer

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We love Size, space, high ceilings and original features, natural light in all parts of the house, sun trap in the garden, quiet neighbours, ample parking (relative to many streets in the area)

Comments by the Homeowner



Total Area: 1310 ft² ... 121.7 m²
All measurements are approximate and for display purposes only



Amesbury Road

Penylan, Cardiff, CF23 5DX

Asking Price

£500,000



4 Bedroom(s)



2 Bathroom(s)



1310.00 sq ft



Contact our
Penylan Branch

02920 499680

Nestled on the charming Amesbury Road in the desirable area of Penylan, Cardiff, this exquisite four-bedroom end terrace period property offers a perfect blend of classic elegance and modern living. Spanning an impressive 1,310 square feet, the home is presented in immaculate condition throughout, showcasing original features that add character and charm.

Upon entering, you are greeted by two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. The property boasts bi-fold doors that seamlessly connect the indoor space to the delightful rear garden. This feature not only enhances the natural light but also creates a wonderful flow for outdoor entertaining during the warmer months.

The property comprises four well-proportioned bedrooms, providing ample space for family living or accommodating guests. With two bathrooms, morning routines are made easy, ensuring convenience for all residents.

Situated in close proximity to local shops, parks, and a variety of amenities, this home is perfect for those seeking a vibrant community atmosphere. Additionally, Cardiff city centre is just a short distance away, offering a wealth of cultural, dining, and shopping experiences.

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Entrance Hall	Bathroom
Lounge 10'9 x 14'0 (3.28m x 4.27m)	Garden
Sitting Room 11'2 x 17'0 (3.40m x 5.18m)	Tenure Freehold - This is to be confirmed with your legal representative.
Dining Room 8'5 x 10'6 (2.57m x 3.20m)	Council Tax Band F
Kitchen 15'3 x 6'2 (4.65m x 1.88m)	School Catchment Marlborough Primary School (year 2024-25) Cardiff High School (year 2024-25)
Lobby	Ysgol Y Berllan Deg (year 2024-25) Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)
W.C	* Subject to availability *
Landing	
Bedroom One 10'00 x 14'1 (3.05m x 4.29m)	
Bedroom Two 12'1 x 14'0 (3.68m x 4.27m)	
Bedroom Three 9'2 x 7'10 (2.79m x 2.39m)	
Bedroom Four 7'3 x 9'10 (2.21m x 3.00m)	





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 

