



Lady Mary Road

PENYLAN



A very impressive and extended detached home undergone a full renovation. A great opportunity in a super location. A show stopper of a family home !

Comments by Mr Ramzy Bancroft



Property Specialist

Mr Ramzy Bancroft

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" A High standard of finish throughout , & Great location (proximity to roath park)"

Comments by Homeowner



Lady Mary Road

Penylan, Cardiff, CF23 5NS

Asking Price

£1,100,000



4 Bedroom(s)



4 Bathroom(s)



2924.00 sq ft



Contact our
Penylan branch

02920 499680

A stunning detached family home

This property has undergone an extensive renovation inside and out, offering a super family home. Packed full of modern features and additions making this an exceptional contemporary home to fit any modern family. Upon entering you are greeted by a full high entrance with feature glass floating stairs, WC, Lounge area, dining area, and impressive open plan kitchen dining living space with glass doors leading to the garden. There is also a secondary kitchen/ utility room with access to the integral storage area. Upstairs there are four luxurious double bedrooms, ensuite shower room, and show stopping main bedroom boasts a walk through dressing room and ensuite. On the top floor is a large double bedrooms with ensuite shower room. Outside offers landscaped gardens, with a paved front offering off road parking for multiple spaces for cars to park, plus electric gates. To the rear there is a good size patio and lawn an offers a private outlook. The property is located in a highly desirable location with Roath Park Lake at the end of the road, as well as a choice of shops and amenities. This location is also with a short walk to the University Hospital of Wales, and within popular school catchment, making this a dream family home.

OFFERED WITH NO ONWARD CHAIN











CARDIFF

VALE

CAERPHILLY

BRISTOL

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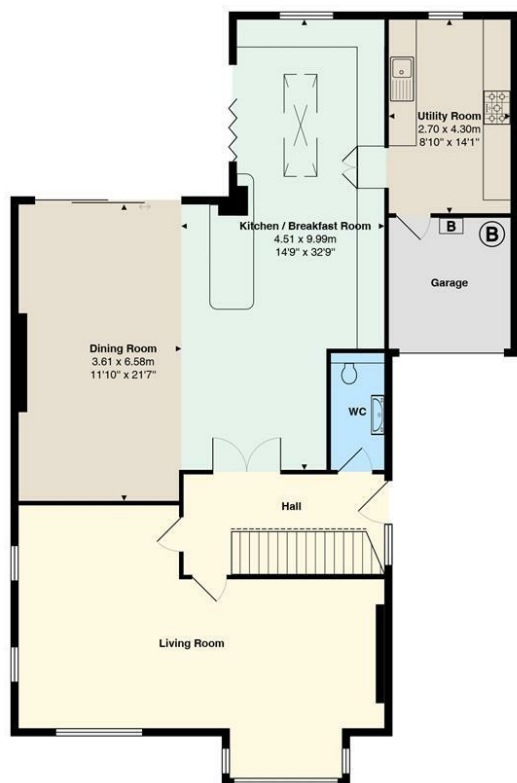




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Gated driveway	Tenure Freehold, but this is to be confirmed by your solicitor
Front Hall	School catchment Lakeside Primary School Ysgol Y Berllan Deg
Toilet	Cardiff High School Ysgol Gyfun Gymraeg Bro Edern
Lounge	* subject to availability & change
Dining area	Council tax Band H
Open plan kitchen	
Utility / 2nd kitchen	
Storage	
Landing	
Bedroom 1	
Dressing room	
Ensuite shower room	
Bedroom 2	
Ensuite shower room	
Bedroom 3	
Bathroom	
2nd floor landing	
Bedroom 4	
Ensuite shower room	
Garden	



Lady Mary Road



Total Area: 274.0 m² ... 2949 ft²
All measurements are approximate and for display purposes only

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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