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CARDIFF

VALE

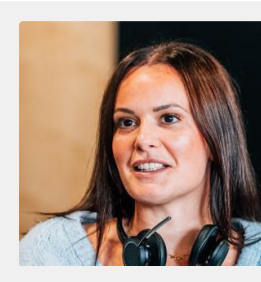
CAERPHILLY

BRISTOL





Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
Valuer

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Comments by the Homeowner

Penhevad Street



Total Area: 121.1 m² ... 1304 ft²

All measurements are approximate and for display purposes only



Penhevad Street

Grangetown, Cardiff, CF11 7LU

Guide Price

£299,950



3 Bedroom(s)



1 Bathroom(s)



1304.00 sq ft



Contact our
Pontcanna Branch

02920 499680

Situated in the popular and vibrant area of Grangetown, Cardiff, this charming end-terrace property on Penhevad Street offers a fantastic combination of generous living space, original character and a convenient location.

Extending to approximately 1,304 sq ft, the home features three well-proportioned bedrooms, providing plenty of flexibility for families, guests or those requiring a dedicated home office.

On entering, the property offers two spacious reception rooms, creating versatile areas for both relaxing and entertaining. Filled with natural light and retaining a number of original features, these rooms provide a warm and welcoming atmosphere while adding a sense of character and history to the home.

To the rear, a generous low-maintenance garden provides an ideal outdoor space for entertaining, al fresco dining, gardening or simply enjoying some fresh air, without requiring extensive upkeep.

Positioned within a lively and well-connected community, the property is conveniently located for a range of local amenities, green spaces and transport links, making it well suited to both everyday living and commuting.

Combining impressive proportions, attractive period character and a sought-after Cardiff location, this Penhevad Street home presents an excellent opportunity for buyers looking to make their mark on a spacious and characterful property.



Hallway	Council Tax
	BAND D
Living Room 12 x 14'1 (3.66m x 4.29m)	EPC
	Rating
Lounge 10'1 x 10'9 (3.07m x 3.28m)	School Catchment
Dining Room 10'8 x 12'11 (3.25m x 3.94m)	My English medium primary catchment area is Grangetown Primary School
Utility Room	My English medium secondary catchment area is Fitzalan High School
Kitchen 10'8 x 11'9 (3.25m x 3.58m)	My Welsh medium primary catchment area is Ysgol Gynradd Gymraeg Hamadryad
Landing	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf
Bedroom 1 16'1 x 11'1 (4.90m x 3.38m)	Tenure
Bedroom 2 10 x 11'1 (3.05m x 3.38m)	Freehold. This is to be confirmed by your legal representative.
Bedroom 3 10'8 x 13'7 (3.25m x 4.14m)	
Bathroom	
Garden	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

