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CARDIFF VALE CAERPHILLY BRISTOL





The Manor House in Erw'r Delyn Close is a grand building of charm & character converted into apartments with detached houses opposite. The close is superbly located on the outskirts of the town in a semi rural position with the lounge overlooking open countryside.

Comments by Mr Paul Davies



Property Specialist

Mr Paul Davies

Property Management Co-ordinator

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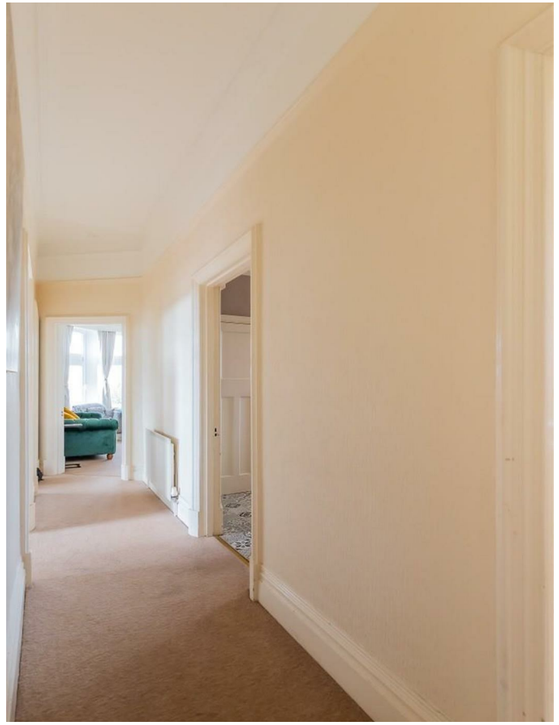
"What drew me to this flat was its sheer size, high ceilings and period features. I'll particularly miss seeing the horses running in the fields opposite and the breath taking sunsets from the front room. It's been a lovely home for many happy years, but with our ambitions to start a family, the time feels right for us to move on to our next home."

Comments by the Homeowner











Erw'r Delyn Close

, Penarth, CF64 2TU

£297,500

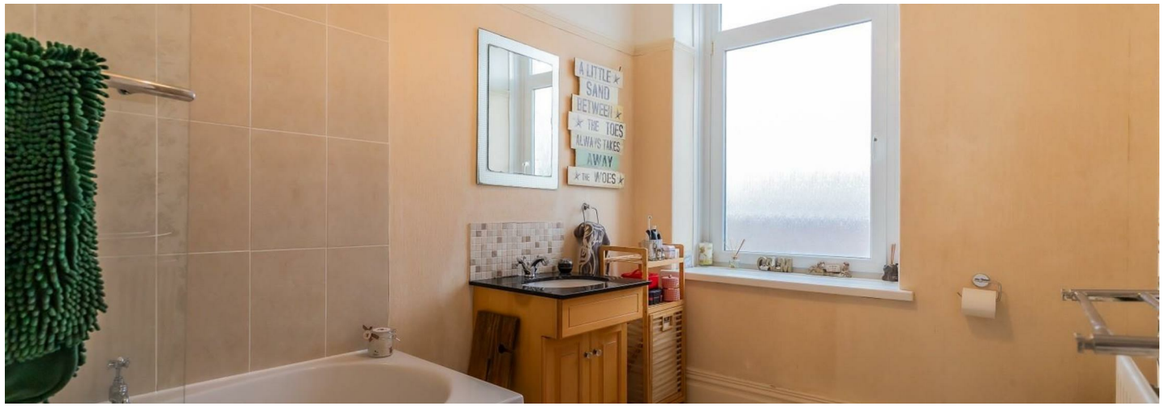
2 Bedroom(s) | 1 Bathroom(s) | 990.00 sq ft



Contact our
Penarth Branch
02920415161

Jeffrey Ross are pleased to present for sale this spacious 2 bedroom first floor apartment converted from within this grand Manor House in a semi rural location overlooking open countryside.
Beautifully presented and with large rooms with high ceilings throughout makes this for an amazing place to call home.
Benefitting from own private entrance and garage plus generous south facing balcony.
Briefly comprising own entry into a wide entrance hall, landing, spacious lounge with full width bay window overlooking open countryside, modern fitted kitchen - built in oven, hob & hood, large master double bedroom with second double bedroom currently used as a dining room with access onto a generous south facing terrace and finally a spacious modern bathroom with shower completes the accommodation.
Complimented with upvc double glazing and gas central heating.
Viewing highly recommended.





Entrance Hall

Enter via upvc door into own private hall with wide staircase rising to the first floor landing, window to the front.

Landing

Allowing access to all rooms, original coving and picture rail to the ceiling.

Lounge 17'1" into bay x 15'4" max (5.21m into bay x 4.67m max)

Impressively spacious lounge with a full width bay window to the side overlooking the adjacent countryside, TV point, original coving to the ceiling.

Kitchen 11'3" x 10' max (3.43m x 3.05m max)

Fitted modern range of modern wall and base units - laminate worktop and inset stainless steel sink & drainer, window to rear, plumbed for washing machine and space for fridge/freezer, further space for tumble drier or dishwasher (subject to plumbing), built in oven, hob & cooker hood, wall mounted combination boiler, built in shelved pantry.

Bedroom 1 20'1" into bay x 13'10" (6.12m into bay x 4.22m)

Large double bedroom, deep bay window to the front, picture rail, built in corner cupboard.

Bedroom 2/Dining Room 13'3" max x 9'9" (4.04m max x 2.97m)

Double bedroom currently used as a dining room, laminate flooring, picture rail, 2 windows to the front plus a door leading onto the generous 17' terrace - southerly facing.

Bathroom 11'3" x 8'5" max (3.43m x 2.57m max)

Large room with a modern white suite and comprising a P shape panel bath with mains shower over and glass screen, vanity wash hand basin with solid granite top and close coupled wc, window to rear, built in double cupboard to one wall.

Garage 16'2" x 8'3" (4.93m x 2.51m)

Information

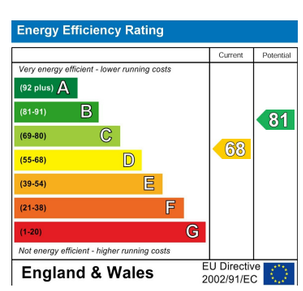
We believe the property has a share of the freehold with a 189 year lease from the 25th March 1972 therefore with 134 years remaining. There is a service charge of £60 per month and Buildings Insurance was £324.00 for the year 2025 - 2026. 2026-2027 will be paid this September.
Council Banding - Band D £2,261.18 (2026-2027)








Ninja
HOME IS A HAPPY PLACE


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
68
81
England & Wales
EU Directive 2002/91/EC



