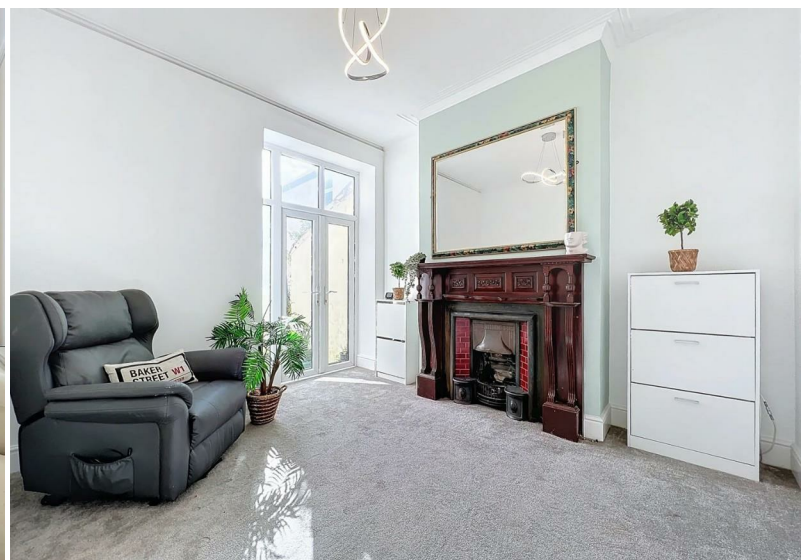
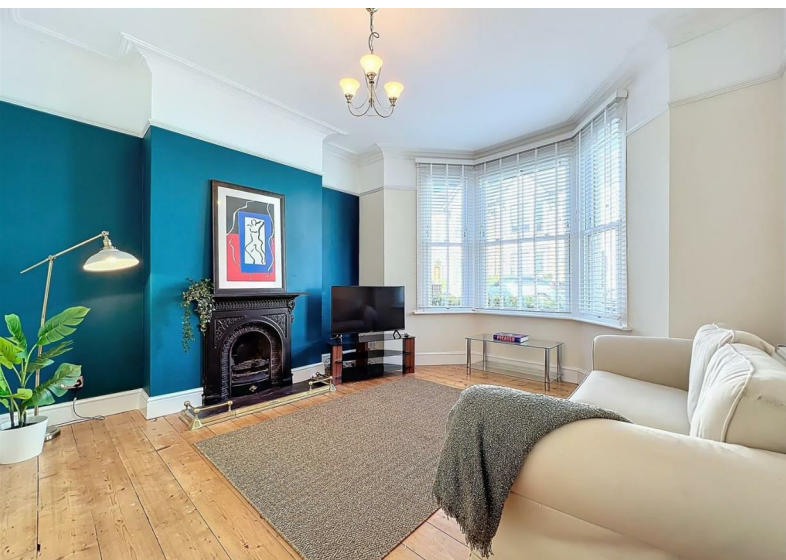




**18 Alma Road, Cardiff, CF23 5BD**

**£2,200 Per Month**

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# 18 Alma Road, Cardiff, CF23 5BD

## £2,200 Per Month



### Welcome to Alma Road, Penylan

This is more than just a house; it's a lifestyle. Nestled in one of Cardiff's most prestigious neighbourhoods, this exceptional 4-bedroom terraced home combines period charm with contemporary luxury, delivering an extraordinary living experience. Located just a stone's throw from Roath Park, Wellfield Road, and Albany Road, it offers the perfect blend of green spaces and vibrant urban amenities.

### Elegant and Spacious Living

As you enter through the inviting hallway, you're immediately greeted by the home's sense of style and space. The living room is a haven of elegance, featuring a grand bay window that floods the room with natural light and an original ornate fireplace as its centrepiece. Next to the living room, the sitting room offers further flexibility—whether it becomes a family snug, a media room, or a formal dining space, the choice is yours.

The dining room, positioned at the rear of the house, is perfect for hosting dinner parties or enjoying family meals. It flows effortlessly into the modern kitchen, which has been beautifully modernised with sleek cabinetry and quality countertops. This bright, contemporary kitchen leads directly out to the landscaped rear garden – a private, tranquil escape with a patio, ideal for alfresco dining or simply unwinding in style.

### Bedrooms and Study – A Sanctuary of Comfort

The first floor boasts three spacious double bedrooms, each designed with comfort in mind. The study/office offers a versatile space, whether you're working from home, need a creative studio, or require a nursery.

The master bedroom occupies the top floor, offering a secluded retreat with a luxurious en-suite shower room. With stunning views over Penylan, this space exudes elegance and calm, making it the perfect place to relax after a long day. The family bathroom on the second floor is equally refined, featuring modern fixtures and a sleek design.

### A Perfect Garden Escape

The landscaped rear garden is a standout feature, offering an

idyllic outdoor space for relaxation and entertainment. Designed for low maintenance but maximum impact, this garden provides the perfect setting for everything from morning coffees to evening gatherings. The patio area is a natural extension of the home, seamlessly connecting indoor and outdoor living.

### Penylan – A Desirable Cardiff Location

Few places in Cardiff can rival Penylan for its blend of elegance and convenience. Just a short stroll from the house is the renowned Roath Park, ideal for weekend walks or morning runs, and Roath Recreation Grounds offers ample green space for outdoor activities. The nearby Wellfield Road and Albany Road are known for their vibrant café culture, independent boutiques, and an array of eateries offering both local and international cuisine. Whether you're grabbing a morning coffee or enjoying dinner at one of the many nearby restaurants, this area offers something for every taste.

Families will appreciate the home's proximity to Marlborough Road Primary School and other excellent local educational facilities. Healthcare professionals and those requiring easy access to the city centre will benefit from quick commutes to Heath Hospital and central Cardiff, making this property a convenient base for work and leisure.

### Refined, Ready, and Waiting

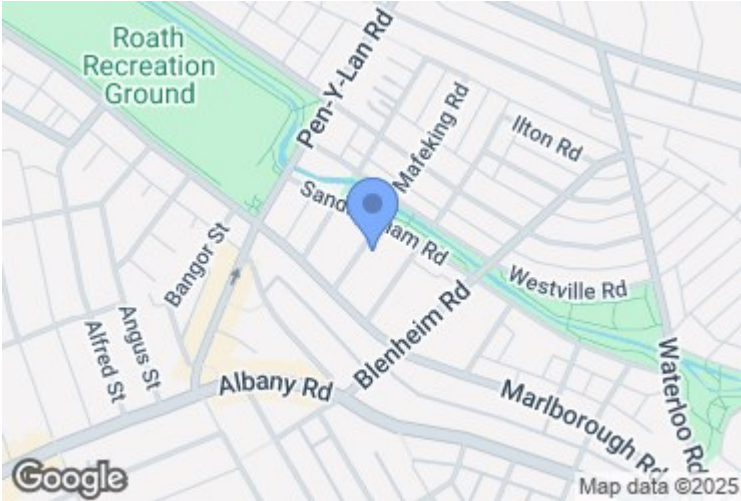
This property is offered unfurnished, allowing you to tailor the interiors to your personal style. With its combination of modern luxury, period charm, and prime location, this is a rare opportunity to rent a home of this calibre in one of Cardiff's most sought-after areas. Perfect for families, professionals, or those simply looking for something special, Alma Road is an exceptional property that will not stay on the market for long.

### Council Tax

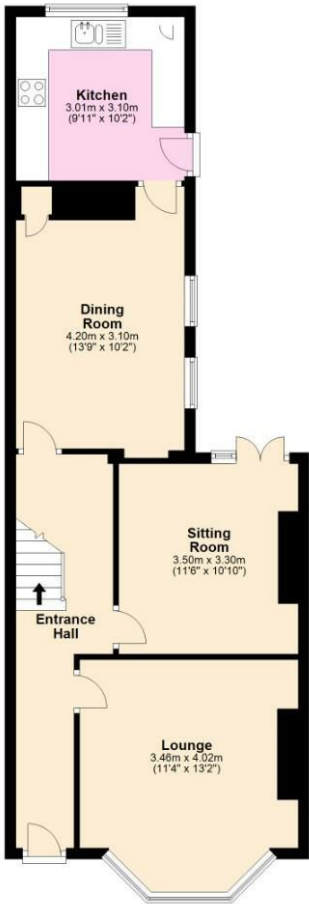
Band F.







Ground Floor



First Floor




Second Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.