

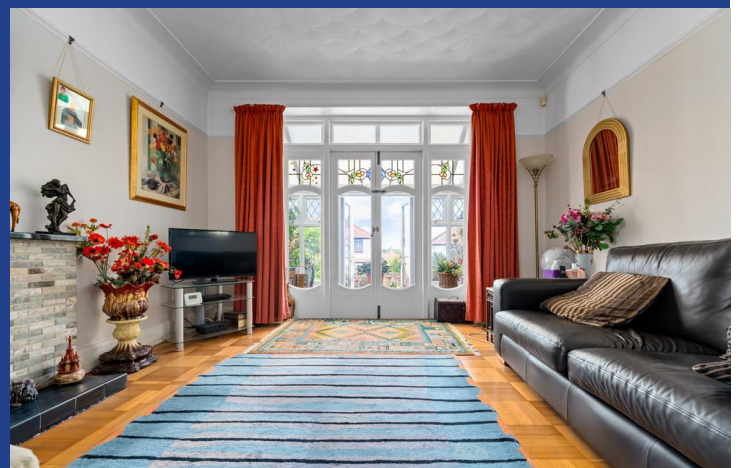
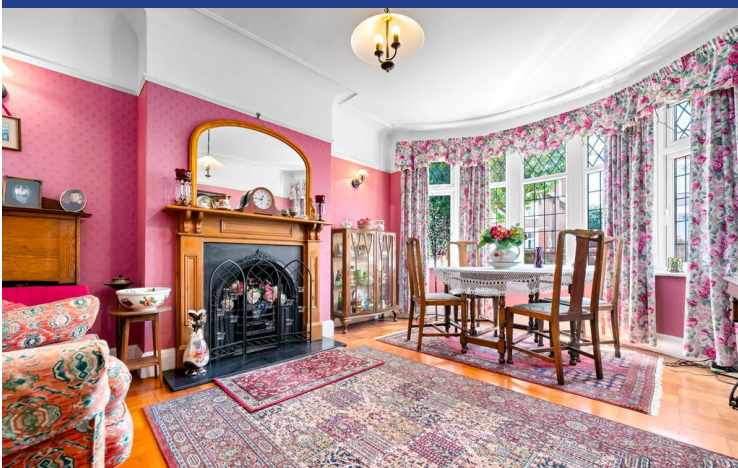
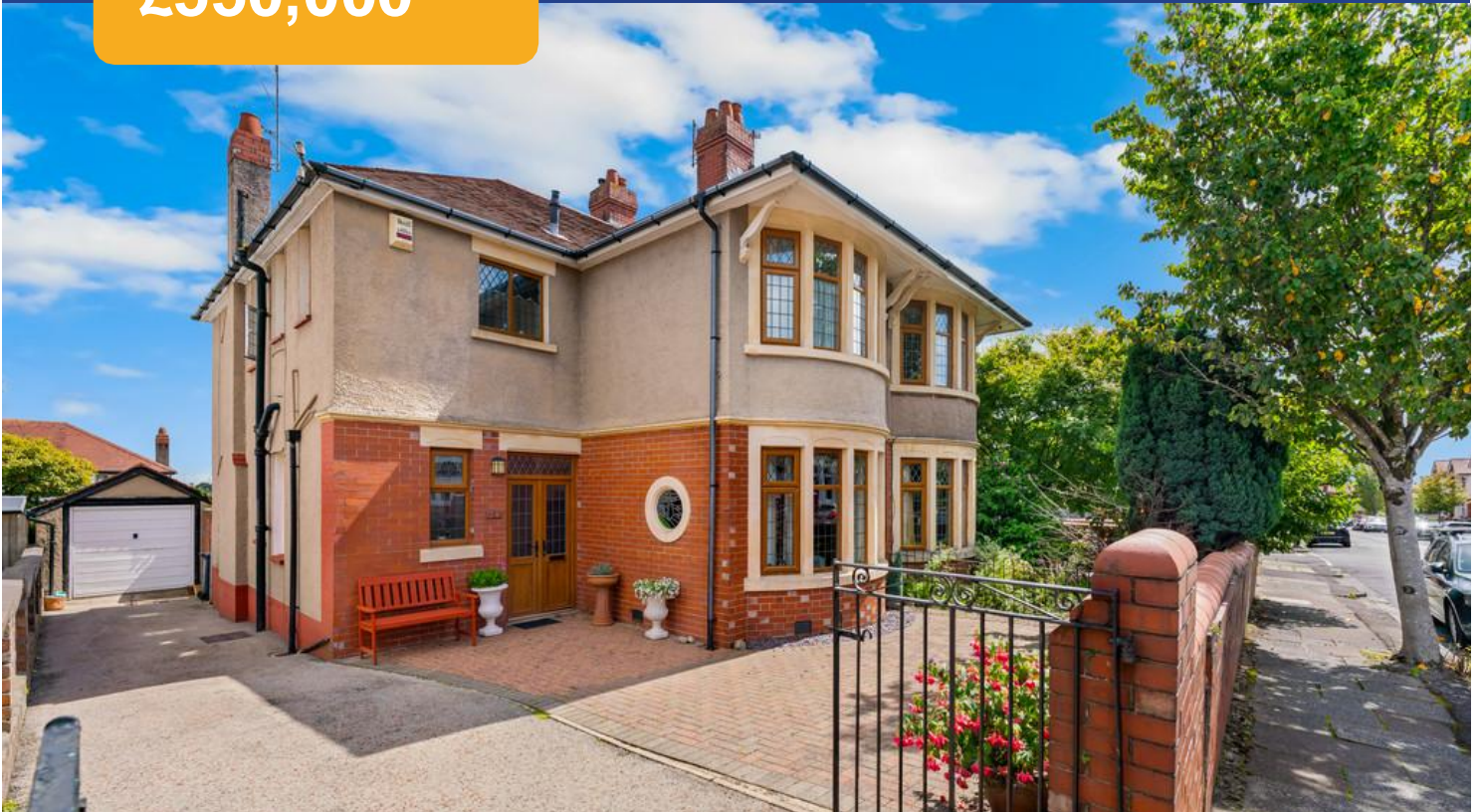
24 Earl's Court Road,
Penylan, Cardiff, CF23 9DE



Estate Agents and
Chartered Surveyors

Asking Price Of

£550,000



Semi-Detached House

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Property Description

**** SOUGHT AFTER LOCATION**** Situated in the popular Penylan area of Cardiff, this property consists of porch, hallway, lounge, dining room, shower room, utility room, pantry and kitchen to the ground floor. Four bedrooms and bathroom with separate wc to first floor. Outside to the front there is off road parking leading to the garage and a good size enclosed garden to the rear.

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,227 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Penylan is a very highly regarded location and is a well sought after place to live in. The location offers a number of café, restaurants and some beautiful walks around Penylan Gardens along Roath brook and is only a short walk to Roath Park and Recreational gardens. All you need within walking distance, yet still offering great road links for commuters and regular public transport links. Well regarded schools of all levels.

PORCH

Enter into porch via Upvc double glazed French doors. Traditional tiled flooring, smooth walls and ceilings. Wooden double doors leading into hall.

HALLWAY

Textured walls with smooth ceiling and a central light pendant and parquet flooring. Doors leading into all ground floor rooms. Carpeted staircase leading to first floor with large under stair storage cupboard complete with lighting. Original stained glass window to side.

SHOWER ROOM

Fitted with a traditional three piece suite comprising of corner shower enclosure with mains powered shower, WC and wash hand basin. Marble tile affect panel walls, vinyl flooring and a heated towel

rail.

Original stained glass window to front incased with Upvc double glazing.

LOUNGE

15' 1" x 11' 11" (4.60m x 3.65m)

Textured walls and ceiling with a central light pendant and parquet flooring to finish. Featured fireplace and surround original stained glass window to side and original double doors leading to conservatory with stained glass toppers.

DINING ROOM

16' 2" into bay x 11' 2" into alcove (4.94m x 3.42m)

Textured walls with smooth ceiling and a central light pendant with parquet flooring to finish. Feature fireplace with surround. Upvc double glazed bay window to front.

SUN ROOM

7' 4" x 11' 4" (2.25m x 3.46m)

Upvc double glazed windows to rear and side with Upvc double glazed French doors leading into the rear garden. Original tiled flooring with corrugated clear roof.

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KITCHEN

9' 3" x 14' 9" maximum (2.84m x 4.52m)
Fitted with a range of shaker style base and eye level units with solid pine worktops over. Built in electric oven and microwave, gas hob and cooker hood over. Inset stainless steel unit plus drainer. Kick board heating also installed. Tiled splash back with smooth walls and ceiling complete with spot lighting and laminate flooring to finish. Space for dining table and chairs. Door leading to pantry and Upvc double glazed door leading to rear. Upvc double glazed window to rear.

PANTRY

3' 8" x 3' 11" (1.13m x 1.20m)
Built in shelving providing ample storage with space for an under counter fridge/freezer. Single glazed window to side. Smooth walls with textured ceiling with a central light pendant and laminate flooring to finish.

UTILITY ROOM

7' 8" x 5' 9" (2.36m x 1.76m)
Complete with base and eye level units with worktops over. Space for washing machine and free standing fridge/freezer. Upvc double glazed window to rear.

LANDING

Textured walls with smooth ceiling and a central light pendant. Carpeted flooring to finish. Doors leading into all bedrooms, bathroom and WC. Loft hatch provides access to the loft storage via loft ladder. Fully boarded for storage and lighting.

BEDROOM ONE

16' 1" into bay x 11' 3" (4.92m x 3.43m)
Textured walls with smooth ceiling and a central light pendant. Carpeted flooring to finish. Built in sliding mirrored and bevelled wardrobes with hanging rails, drawers and shoe storage. Upvc double glazed bay window to front.

BEDROOM TWO

9' 5" maximum x 12' 11" (2.88m x 3.94m)
Textured walls with smooth ceiling and a central light pendant. Carpeted flooring to finish. Built in

double wardrobes x2. Upvc double glazed window to rear.

BEDROOM THREE

11' 11" maximum x 8' 4" (3.65m x 2.55m)
Textured walls and ceiling with a central light pendant. Carpeted flooring to finish. Built in double wardrobes X2. Upvc double glazed window to rear.

BEDROOM FOUR

6' 2" x 8' 11" (1.88m x 2.72m)
Smooth walls and ceilings with a central light pendant and carpeted flooring to finish. Upvc double glazed window to side.

BATHROOM

Fitted with a traditional two piece bathroom suite comprising free standing roll top bath and wash hand basin. Tiled walls with tiled floor and textured ceiling to finish. Heated towel rail, central light pendant and shaving point. Built in double storage housing Worcester Combi boiler (installed in 2020) plus ample shelving for storage. Upvc double glazed obscure window to side.

SEPARATE WC

Complete with a single piece suite comprising WC, tiled walls and flooring with textured ceiling and a central light pendant. Upvc double glazed obscure window to rear.

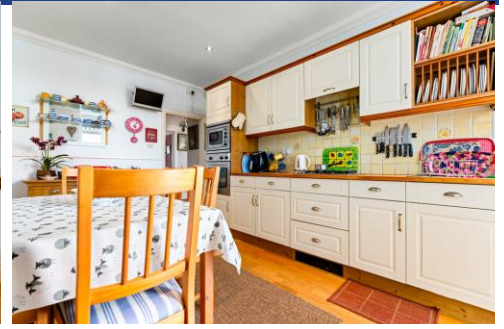
OUTSIDE

FRONT GARDEN - Secure gates, partly block paved driveway with parking for a number of vehicles. Tradition brick built wall to front and side. Side gate leading to the rear garden.
REAR GARDEN - An enclosed beautifully kept garden complete with a block paved patio area with the remainder laid to lawn. A board of plants and trees align the exterior brick wall.

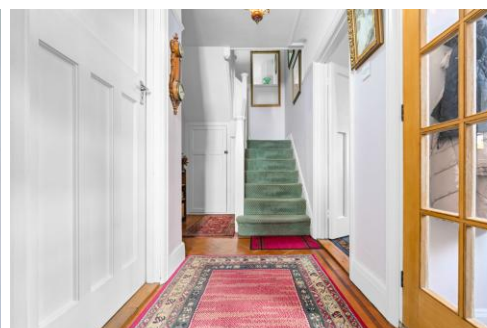
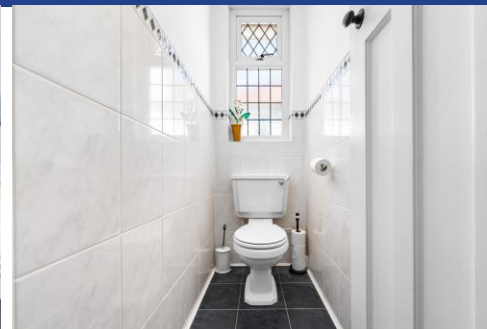
GARAGE

16' 1" x 9' 4" (4.92m x 2.86m)
Standard up and over garage door. Upvc double glazed window to side and glazed window to rear.

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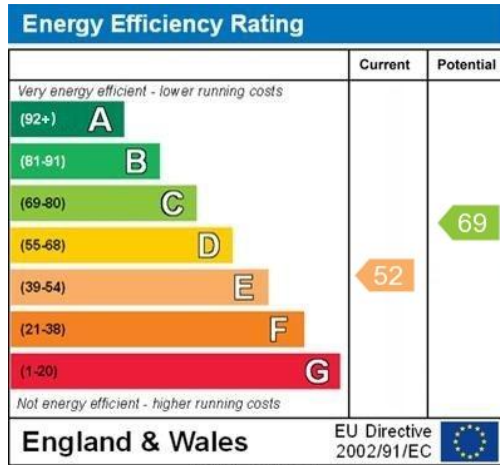
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