

21 Amesbury Road,
Penylan, Cardiff, CF23 5DW



Estate Agents and
Chartered Surveyors

Asking price

£460,000



Mid Terraced House

4

2

2

2

Property Description

A beautifully presented, upgraded and modernised family home in the heart of Penylan. This wonderful home offers ample living accommodation throughout with a loft extension adding an additional bedroom and bathroom. Offering an abundance of original period features throughout, high ceilings, traditional fireplaces, and wood block flooring, all must be seen to be apricated. Internally the property accommodation briefly comprises; entrance hallway, dining room, lounge, and kitchen breakfast room all to the ground floor.

To the first floor you will find bedrooms two, three and four plus a family bathroom complete with three-piece bathroom suite.

Finally, to the second floor you will find the master bedroom with uPVC double glazed French doors plus an en suite shower room.

Tenure Freehold

Council Tax Band F

Floor Area Approx 1119 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in the sought after area of Penylan situated in spacious tree lined roads. Close proximity to Wellfield Road and Albany Road with many shops and amenities. Roath Park and lake is also not too far away. Good transport links to the city centre and A48. Well regarded schools of all levels in close proximity.

ENTRANCE HALLWAY

Enter into hallway via original wooden front door. Smooth walls and ceiling with a central light pendant and finished with wooden block flooring. Carpeted staircase leading to first floor. Open plan to lounge. Original door leading to dining room.

DINING ROOM

14' 3" into bay x 10' 2" into alcove (4.35m x 3.12m) Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Central chimney breast with feature original fireplace and surround. Built in storage cupboard to one side of the chimney housing electric fuse box. Upvc double glazed bay window to front.

LOUNGE

13' 11" x 11' 3" (4.25m x 3.45m) Smooth walls and ceiling with a central light pendant and finished with wood block flooring.

Staircase leading to first floor. Upvc double glazed window to rear. Opening to kitchen. Built in storage under the stairs.

KITCHEN

15' 3" x 9' 1" (4.65m x 2.77m) Fitted with modern white high gloss range of base and eye level units with wooden worktops over. Inset stainless steel 1.5 sink unit plus drainer. Built in oven, gas hob with cooker hood over. Internal fridge and freezer and dishwasher. Space for washing machines and wall mounted combi boiler housed kitchen cabinet. (Installed in 2023). Upvc double glazed French doors leading to rear garden

FIRST FLOOR

Landing - Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Doors leading to bedrooms two, three, four and family bathroom. Carpeted staircase leading to second floor.

BEDROOM TWO

14' 1" into alcove x 14' 0" into bay (4.31m x 4.29m) Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Original feature fireplace and surround. Upvc double glazed bay window to front and addition upvc double glazed window to front.

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BEDROOM THREE

11' 4" x 8' 1" (3.47m x 2.48m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to rear.

BEDROOM FOUR

9' 3" x 6' 6" (2.83m x 2.00m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to rear.

BATHROOM

Fitted with a three piece bathroom suite comprising bath with shower over and glass shower screen, wc and wash hand basin. Tiled walls and flooring with smooth ceiling and finished with spot lighting.

SECOND FLOOR LANDING

Smooth walls and ceiling with a central light pendant and finished with carpeted staircase. Upvc double glazed window to rear.

BEDROOM ONE

19' 1" x 9' 5" (5.83m x 2.89m)

Smooth walls and ceilings with spot lighting and finished with luxury vinyl tiled flooring. Upvc double glazed French's doors to rear with frameless glass Juliette balcony. Door leading to en suite. Hatch leading to eves storage.

ENSUITE

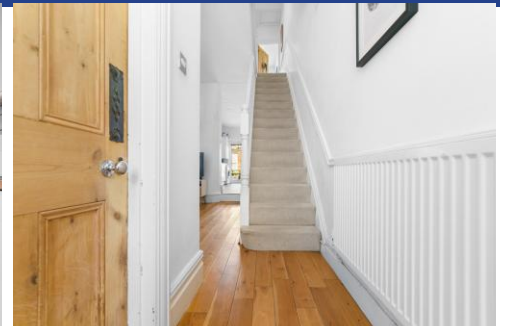
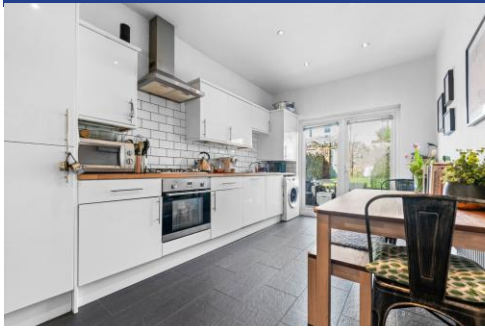
Fitted with a modern three piece bathroom suite comprising walk in single shower enclosure, wc and wash hand basin. Tiled walls and flooring finished with spot lighting. Upvc double glazed skylight window to front.

OUTSIDE

Front - A front courtyard garden with steps leading up to the front door.

Rear - An enclosed garden can be found to the rear comprising a paved patio area ideal for outside dining and entertaining with paved pathway leading to rear garden gate. The remainder of the garden is laid to lawn with a stone wall surround.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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