

**28 BRANDRETH ROAD**  
**PENYLAN**  
**CARDIFF CF23 5NW**

OFFERS IN EXCESS OF  
**£675,000**



**SEMI DETACHED HOUSE**



**5**



**4**



**5**



**2**

MGY are proud to offer for sale this exceptional 5 bedroom semi detached house in the much sought after Penylan area and within the Cardiff High Catchment area. The accommodation, which has been greatly extended and improved comprises entrance hall, games room/ study, large open plan living/ dining/ kitchen, utility and w.c to the ground floor. On the first floor there are 3 good size bedrooms, ensuite and shower room, and on the 2nd floor there are 2 further good size bedrooms both with ensuite facility. Enclosed garden to rear, ample off road parking to front. A rated E energy efficiency with solar panels and air source heat pump. No ongoing chain.

#### LOCATION

The property is situated in the popular Penylan area of Cardiff. Wellfield Road is nearby with many shops, bars, restaurants, cafes and much more. Roath Park and Roath Recreation Ground is within walking distance. Cardiff High School and Lakeside Primary Catchment. Good transport links to the city centre and A48/M4 motorway.

#### ENTRANCE HALL

Entered via composite door with glazed panels either side. Stairs to first floor. Tiled floor. Crittall doors to open plan lounge/ diner / kitchen. Door to understairs store room. Spotlights. Door to :-

#### GAMES ROOM/ STUDY

14' 0" x 7' 6" (4.29m x 2.29m)  
Double glazed window to front with fitted shutter. Radiator. Tiled floor. Media wall.

#### LOUNGE/ DINER/ KITCHEN

36' 5" x 30' 2" (11.11m x 9.20m)  
Double glazed window to front with fitted shutter. Double glazed window overlooking rear garden and ceiling lantern. Bi- folding doors to rear garden. Spotlights to ceiling. Media wall and inset fire. Tiled flooring. Fitted kitchen with with Quartz work surfaces and mirrored splash backs incorporating sink unit with mixer tap, 5 ring gas hob with "Elica" extractor over. Bosch double oven. Full length integrated fridge and freezer. Underfloor heating. Door to: -

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 2,346 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

#### INNER LOBBY

With shelving and leading to understairs storage. Door to:-

#### UTILITY ROOM

7' 6" x 4' 1" (2.31m x 1.26m)  
Obscured double glazed window to side. Base and wall units with work surface. Washing machine and tumble dryer. Door to:-

#### WC

Obscured double glazed window to side. Tiled walls and floor. WC, vanity enclosed wash hand basin with mixer tap. Cupboard housing hot water cylinder and heat pump.

#### FIRST FLOOR STAIRS & LANDING

Spotlights. Carpeted stairs and laminate flooring to landing area. Stairs to 2nd floor.

#### BEDROOM

12' 7" x 14' 0" (3.84m x 4.27m)  
Double glazed window to front with fitted shutters. Radiator. Spotlights. Door to walk in wardrobe.

#### BEDROOM

12' 7" x 9' 3" (3.84m x 2.84m)  
Double glazed uPVC French doors overlooking rear garden with glass safety panel. Fitted wardrobes. Radiator.

#### BEDROOM

16' 4" x 7' 7" (4.99m x 2.33m)  
Double glazed window to front with fitted shutters. Fitted wardrobes. Radiator. Door to:-

#### EN-SUITE

7' 5" x 6' 0" (2.27m x 1.84m)  
Obscured double glazed window to rear. Tiled walls and floor. Tile panelled bath with mixer tap and rain shower over, further shower attachment and recessed shelving, WC, vanity enclosed wash hand basin with mixer tap and with storage below. Heated towel rail. Spotlights and extractor.



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## **SHOWER ROOM**

9' 6" x 5' 1" (2.90m x 1.57m)

2 obscured double glazed windows to rear. Tiled walls and floor. Large walk in shower with rain shower head and further shower attachment, vanity enclosed wash hand basin with mixer tap, WC. Heated towel rail. Spotlights and extractor.

## **2ND FLOOR**

### **STAIRS & LANDING**

Carpeted staircase and laminate flooring to landing area. Eaves storage. Velux skylight.

### **BEDROOM**

18' 4" x 12' 4" (5.61m x 3.76m)

Double glazed window overlooking rear garden. Velux skylight. Laminate flooring. 2 radiators. Door to:-

### **ENSUITE**

8' 9" x 3' 9" (2.67m x 1.15m)

Obscured double glazed window to rear. Tiled walls and floor. Shower cubicle with mains shower and recessed shelving, vanity enclosed wash hand basin with mixer tap, WC. Spotlights and extractor. Heated towel rail.

### **BEDROOM**

12' 5" max x 8' 11" (3.80m x 2.72m)

2 double glazed windows to rear. Laminate flooring. Radiator. Spotlights. Door to:-

### **ENSUITE / BATHROOM**

11' 11" x 8' 2" (3.65m x 2.50m)

2 velux skylights. Tiled walls and floor. Eaves storage. 4 piece suite comprising walk in shower, freestanding bath, vanity enclosed wash hand basin, WC.. Heated towel rail.

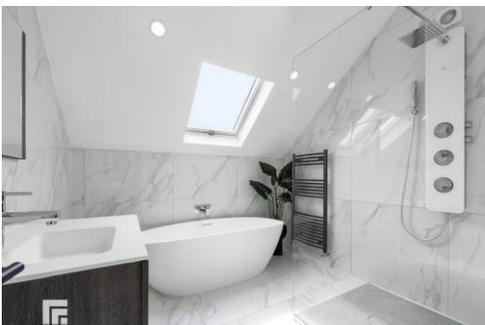
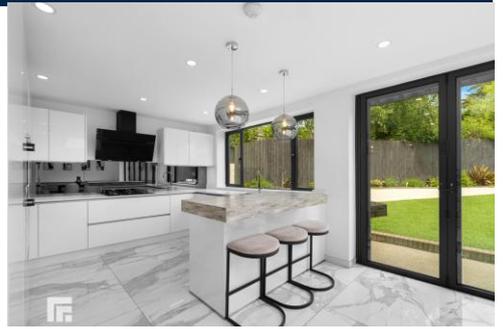
## **OUTSIDE**

Front - Off Road parking for several vehicles. Gate to side. EV charging point.

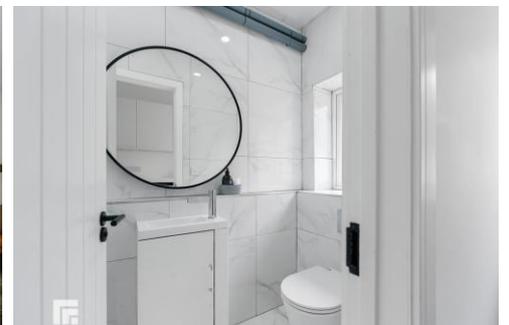
Rear- A private and low maintenance garden, enclosed with fencing. Artificial grass. Raised well stocked borders. Outside power point. Gate to side.



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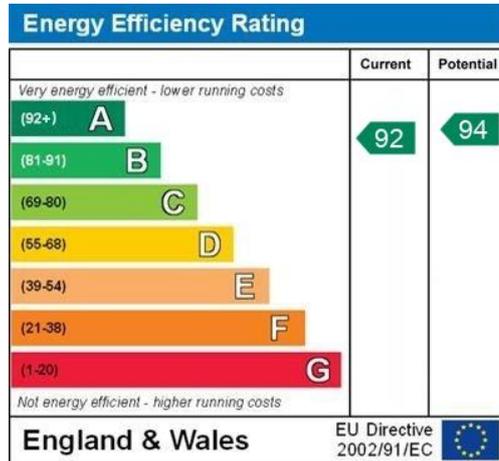
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**BIRCHGROVE** 029 2052 9026

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