

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



CONTACT

EMAIL

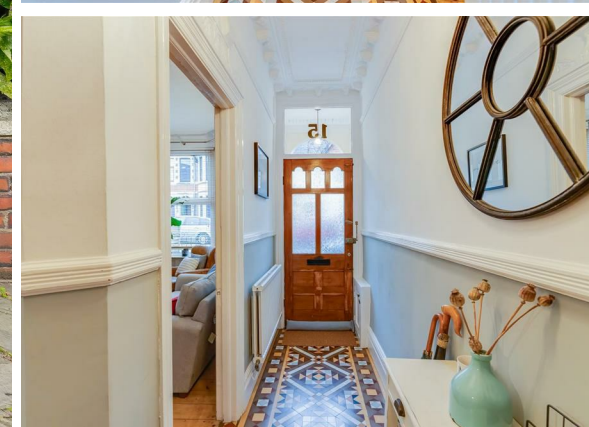
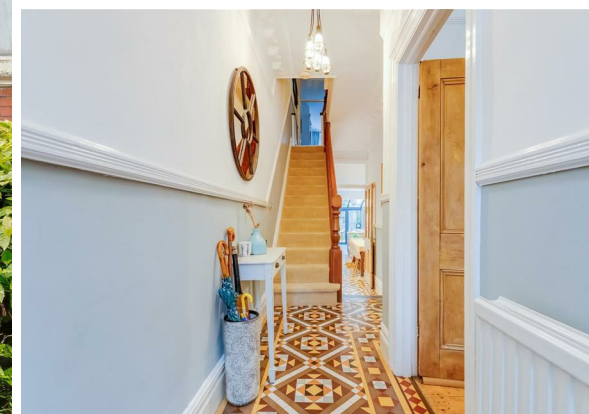
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15 Mafeking Road,
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CF23 5DQ

Offers In Excess Of
£500,000
House - Mid Link Terrace
4 Bedrooms

Tenure - Freehold

Floor Area - 1457.10 sq ft

Current EPC Rating - C73

Potential EPC Rating - B86



A captivating four-double bedroom, period residence that elegantly fuses the charm of traditional design with the comforts of modern living. Ideally located on Mafeking Road, this highly desirable location provides an ideal mix of convenience and a family-friendly environment, with the excellent local amenities of Wellfield Road just a short walk away. The local parks and areas of natural beauty, plus the highly regarded primary and secondary schools make this the ideal family location. The current owners have maintained the property to a very high standard and is offered for sale in immaculate order throughout. Upon entering the property, you are greeted with an expansive and welcoming hallway, with original tiled floors, high ceilings and ornate coving. The two separate reception rooms have delightful original features and provide flexible living options, that are easily adapted for your individual needs. The stunning, open plan, kitchen and dining area epitomizes contemporary family living. This expansive area is perfect for both relaxed family meals and larger gatherings, with a stylish kitchen layout and high-end appliances. To the first floor, you'll find three spacious double bedrooms, each with its unique appeal. These bedrooms offer an abundance of natural light and ample storage, making them perfect for growing families. The renewed and well-appointed family bathroom on this floor combines classic elements with modern tiling and fixtures. An additional fourth bedroom awaits on the second floor, adding flexibility to the home's layout. This loft-style bedroom could serve as an office, or bedroom (built to regulations) depending on your needs. The private and enclosed rear garden, along with a welcoming frontage, complete this superb family home.

ENTRANCE HALL

A welcoming entrance hallway with original tiled flooring, painted walls with dado rail and papered ceiling with ornate coving. Doors to all rooms and stairs rising to the first floor.

LOUNGE

4.38m x 3.40m (14'4" x 11'1")

Overlooking the front aspect with stripped wooden floor, painted walls with dado rail, wall lights and papered ceiling with ornate coving. Feature fireplace and deep UPVC window with wood panelling and fitted blinds. Radiator panel.

DINING ROOM

3.57m x 2.83m (11'8" x 9'3")

A versatile room with wood burning stove and fitted shelving to alcove. With carpeted floor, painted walls, papered ceiling with ornate coving. Radiator panel and glazed doors to lean to.

KITCHEN/BREAKFAST ROOM

8.90m x 3.04m (29'2" x 9'11")

A wonderful open plan, kitchen and dining area. With original tiled floor to the dining area and slate tiled floor to the kitchen. The modern kitchen is fitted with a range of wall and base units with contrasting work surfaces. With integrated dishwasher and fridge/freezer. Five-ring gas hob with extractor over and electric double oven. Ceramic sink with chrome mixer tap and tiled splash back. UPVC windows to side aspect and fully glazed extension with anthracite doors and floor to ceiling windows.

LANDING

Carpeted stairs rising to split level landing. Useful under stair storage cupboard. Carpeted stairs rising to the second floor.

BEDROOM 1

4.44m x 4.60m (14'6" x 15'1")

A wonderful master bedroom with stripped floorboards, painted walls and papered ceiling with coving. UPVC bay and single window with fitted blinds to front aspect.

BEDROOM 2

3.59m x 2.83m (11'9" x 9'3")

A further double bedroom with carpeted floor, painted walls with dado and picture rail and smooth ceiling, UPVC window to rear, radiator panel and fitted wardrobes.

BEDROOM 3

5.17m x 4.96m (16'11" x 16'3")

A very generous third bedroom with carpeted floor, painted walls with dado and picture rail and papered ceiling. UPVC window to rear, radiator panel and cupboard housing a Baxi combination boiler.

BATHROOM

2.01m x 3.06m (6'7" x 10'0")

A modern three piece suite with panelled bath, glazed shower screen, fixed and handheld shower, central tap and wall mounted thermostatic controls. Wall mounted wash hand basin vanity unit with oak surround and mixer tap. Enclosed WC with storage and oak surfaces over. Towel radiator and fully tiled walls and floor.

BEDROOM 4

3.58m x 3.32m (11'8" x 10'10")

Via carpeted staircase to the converted loft. With carpeted floor, painted walls and smooth ceiling with spotlights. Dedicated space for home office. Eaves storage, Velux windows and radiator panel.

OUTSIDE

FRONT

With quarry tiled path to front door and original tiled threshold and side walls. Decorative stone garden with bin store. Wrought iron railing and gate.

REAR

A private rear garden with original stone built boundaries, patio and lawn area. Rear lane access.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band G

