



PENLLYN ROAD  
CANTON  
CARDIFF CF5 1NW

ASKING PRICE OF

**£425,000**



### MID TERRACED HOUSE



**3**



**1**



**1**



**1**

**\*\*STUNNING FUTURE-PROOFED THREE BEDROOM MID TERRACED HOME IN THE HEART OF CANTON\*\*** Situated on one of Canton's most peaceful and sought-after dead-end streets, this beautifully updated three-bedroom mid-terraced home combines modern sustainability with timeless character. From the front of the house, enjoy picturesque views of St John's Church, while inside and out you'll benefit from sunlight throughout the day—morning light at the front, and warm afternoon and evening sun in the garden during summer. Recently transformed through a full whole-home retrofit completed this year, the property now achieves an outstanding EPC rating of 88, placing it among the highest-performing and most future-proofed homes in the area. The accommodation is split over two floors and briefly comprises entrance hallway, lounge/diner and kitchen/breakfast room. To the first floor are three double bedrooms and family shower room. The property further benefits from a good sized and low maintenance rear garden.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 990 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

Set on a quiet, dead-end street with very little traffic - a rare find in Canton. Permit parking on both sides with consistently easy parking availability and just a short walk to Hardlines Coffee, Chapter Arts Centre, Cowbridge Road East, and Pontcanna.

#### PROPERTY KEY FEATURES

- Exceptional Energy Efficiency & Modern Comfort
- Comprehensive whole-home retrofit completed this year
- Solar panels with battery storage, dramatically reducing bills and generating income in summer
- Hybrid air source heat pump paired with a high-efficiency condensing boiler, installed this year
- Level access throughout the ground floor for a smooth, accessible layout
- Fully boarded attic (approx. 30m<sup>2</sup>) with new large hatch and ladder, providing excellent storage

#### ENTRANCE HALL

Entered via new composite front door. Exposed floorboards. Original coving. Pendant light fitting. Wall mounted thermostat. Doors to lounge/diner, kitchen and pantry. Stairs rising to first floor.

#### LOUNGE/DINING ROOM

24' 8" x 11' 3" (7.53m x 3.44m)  
Large double glazed uPVC bay window to front with fitted shutters and window seat under with ample storage. Original coving. Pendant light fittings. Exposed floorboards. Original fireplace with Welsh slate mantle and tiled base. Alcoves with fixed shelving and fitted cupboards. Vertical radiator and additional radiator. Space for dining. Double doors leading to rear garden.

#### KITCHEN/BREAKFAST ROOM

19' 6" x 8' 7" (5.95m x 2.64m)  
Fully fitted shaker kitchen with a range of wall, base and drawer units and quartz rounded edge worktops over. Space for free standing Rangemaster oven with extractor fan above and five ring gas hob. Space for fridge and freezer. Integrated appliances such as washing machine and dishwasher. Inset Belfast sink with mixer tap over. Tiled flooring throughout and partly tiled walls. Vertical radiator. Double glazed uPVC sash window to side and additional floor to ceiling window. Bifold doors leading into rear garden. Vent. Space for dining. Spotlights.

#### FIRST FLOOR

#### FIRST FLOOR LANDING

Split level landing with carpeted flooring. Velux window. Pendant light fitting. Doors leading to three bedrooms and family shower room. Loft hatch access with fitted ladder, which is fully boarded and insulated.

#### BEDROOM ONE

12' 8" x 11' 0" (3.88m to wardrobe x 3.36m)  
Double glazed uPVC bay window to front aspect with fitted blinds. Double bedroom. Exposed floorboards. Pendant light fitting. Sliding door wardrobes across one wall with ample storage. Partly panelled wall. Radiator.



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## BEDROOM TWO

10' 8" x 9' 10" (3.27m x 3.00m)

Double glazed uPVC sash window to rear aspect. Double bedroom. Exposed floorboards. Alcoves with fixed shelving. Pendant light fitting. Radiator.

## BEDROOM THREE

8' 9" x 8' 8" (2.68m x 2.65m)

Double glazed uPVC window to rear aspect. Double bedroom. Carpeted flooring. Cupboard housing new boiler installed 2025. Pendant light fitting and spotlights. Radiator.

## SHOWER ROOM

8' 9" x 6' 1" (2.68m x 1.86m)

Modern fitted shower room comprising: WC, Pedestal wash hand basin with mixer tap over. Walk in shower cubicle with mains powered 'Drench' shower over and separate shower fixture. Heated towel rail. Fully tiled walls and flooring. Fixed shelving and wall mounted storage. Spotlights. Vent. Velux window.

## OUTSIDE

A beautifully landscaped West facing rear garden designed for biodiversity all year round. Sunlight throughout the day-morning light at the front, and warm afternoon and evening sun in the garden during summer. Reclaimed brick flower beds, pond, and pergola. Boundary fence and wall. Outside lighting and tap.

## TENURE

MGY have been advised that the property is FREEHOLD.

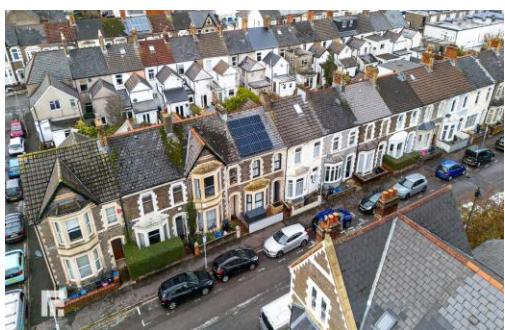


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	88	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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