



30 Dorchester Avenue, Penylan

Cardiff

£850,000



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Penylan, Cardiff

Council Tax band: G

Tenure: Freehold

- Beautiful Family Home
- Highly Desirable Location
- Four Double Bedrooms
- Two Large Reception Rooms
- Charming Period Features
- Modern Rear Extension
- Landscaped South Facing Enclosed Gardens
- Detached Garage & Driveway



Porch

Once through the large arch-shaped front doors, you are welcomed by a useful porch area with the original internal wooden door with a stained glass centre being one of the many charming period features found throughout the property.

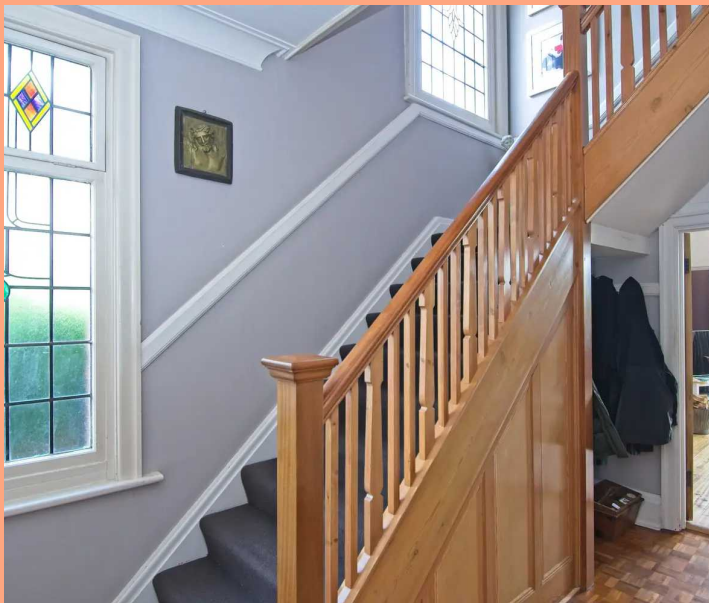
Reception Hallway

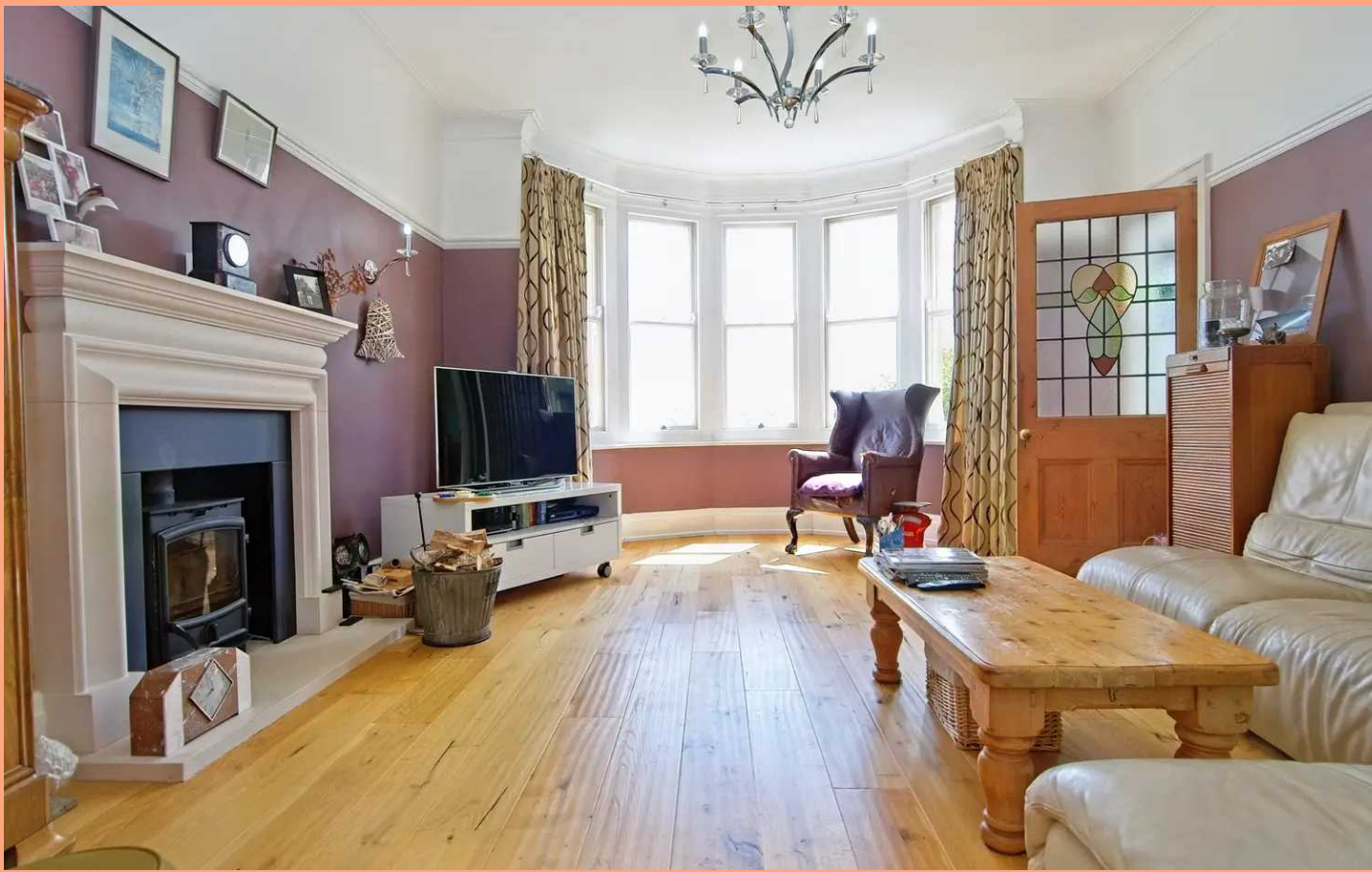
An elegant entrance boasting period features including stunning parquet flooring, decorative stained glass window, and an eye-catching winding balustrade staircase. An open cloakroom with ample storage is located under the staircase and another separate cupboard for storage can be found next to the porch.

Primary Reception Room

18' 1" x 18' 1" (5.5m x 5.5m)

The primary reception room benefits from high ceilings, sash-style bay windows and character features. The flooring benefits from being recently upgraded engineered wood flooring with parquet styling. The décor in this room is neutral with a stylish wallpapered feature wall and then light-painted walls. This means this is another light and airy room especially with a large amount of light coming in from the large bay window. The natural stone Chesney fireplace is another feature of this room and has been meticulously maintained.





Secondary Reception Room

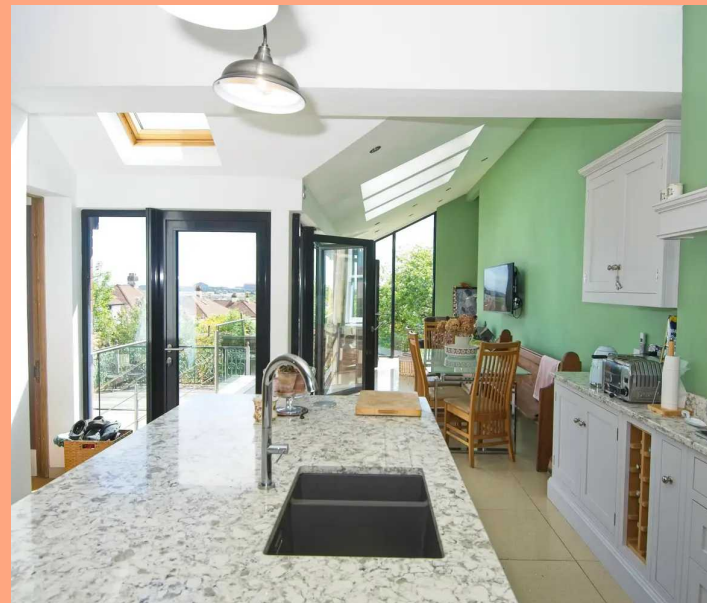
18' 8" x 13' 5" (5.7m x 4.1m)

Brimming with period features, this extravagant and spacious room boasts a feature natural stone Chesney wood stove fireplace wrapped in a stylish surround, ornate coving, solid wood flooring and an exceptional sash-style bay window looking out onto the rear garden. From this room, the kitchen is accessible by passing through an elegant period window framed door. The décor of the room is tastefully done with a two-tone approach of pastel purple on white walls. The bay window allows light to flood the room and on a good day offers views over Cardiff and of the Severn estuary due to the slightly elevated position of the property.

Kitchen

14' 11" x 12' 3" (4.56m x 3.73m)

The stunning handmade Chalkhouse kitchen is accessible from the hallway and from the main reception room. In the centre of the kitchen is a stylish island made up of grey cabinets and a classy marble effect stone composite work surface. There is also an integrated sink and tap system for ease of use. A vibrant green is used to decorate the walls of this room with further kitchen units affixed to two of these walls with these cabinets being of a lighter grey than those found on the island. There is an abundance of storage with the wall units and those found on the centre island. The room further benefits from a handmade Welsh dresser. Also within the kitchen is a floor hatch which provides access to additional storage. The double oven, hobs and extractor fan are all cleverly integrated within the wall units making the most of the space in this room. One of the ovens can also be used as a microwave. There is also a useful utility area where a washing machine and dryer can be kept.





Rear Extension

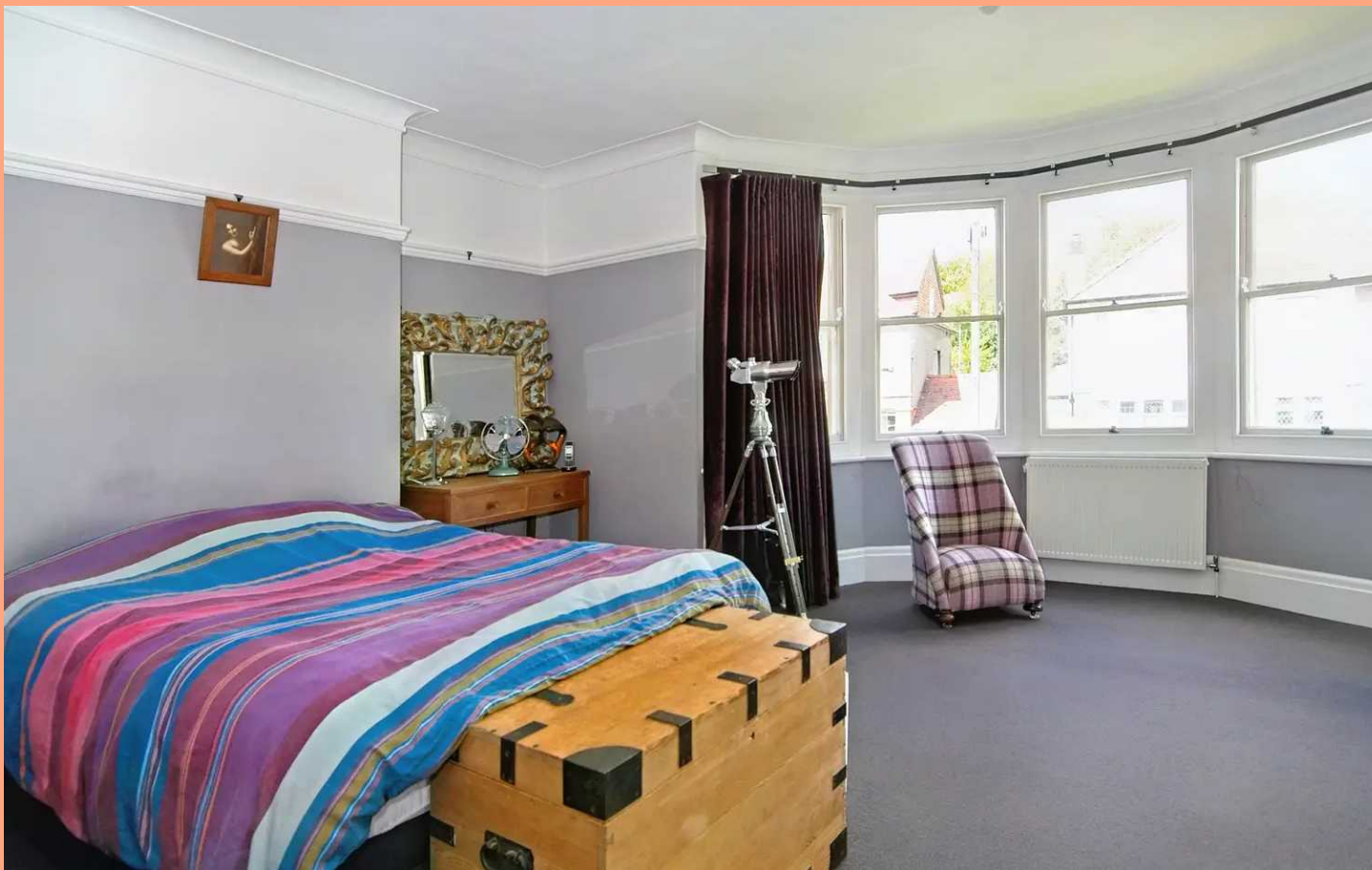
21' 12" x 7' 10" (6.7m x 2.4m)

This spectacular room has to be the heart of the property with its stylish décor and modern extension with bi-folding doors. The previous external wall has been removed and an extension in modern grey brick with anthracite bi-folding doors has been added. This extension delivers added space and transforms this kitchen into a large family space with underfloor heating. The three skylights and full-length bi-folding doors mean that light now floods the kitchen area. The extension area is perfect to be used as either a dining area or a summer room and benefits from fantastic views over the well-maintained garden. In the summer, open up the bi-folding doors and enjoy the ambience this property has to offer.

Downstairs Toilet

The downstairs toilet is stylishly decorated using beautiful brown wall tiles and a tiled floor. The room also includes a modern hand basin and toilet. The convenience of having a downstairs toilet can't be overstated and here we have a fine example.





Bedroom One

16' 6" x 18' 1" (5.02m x 5.5m)

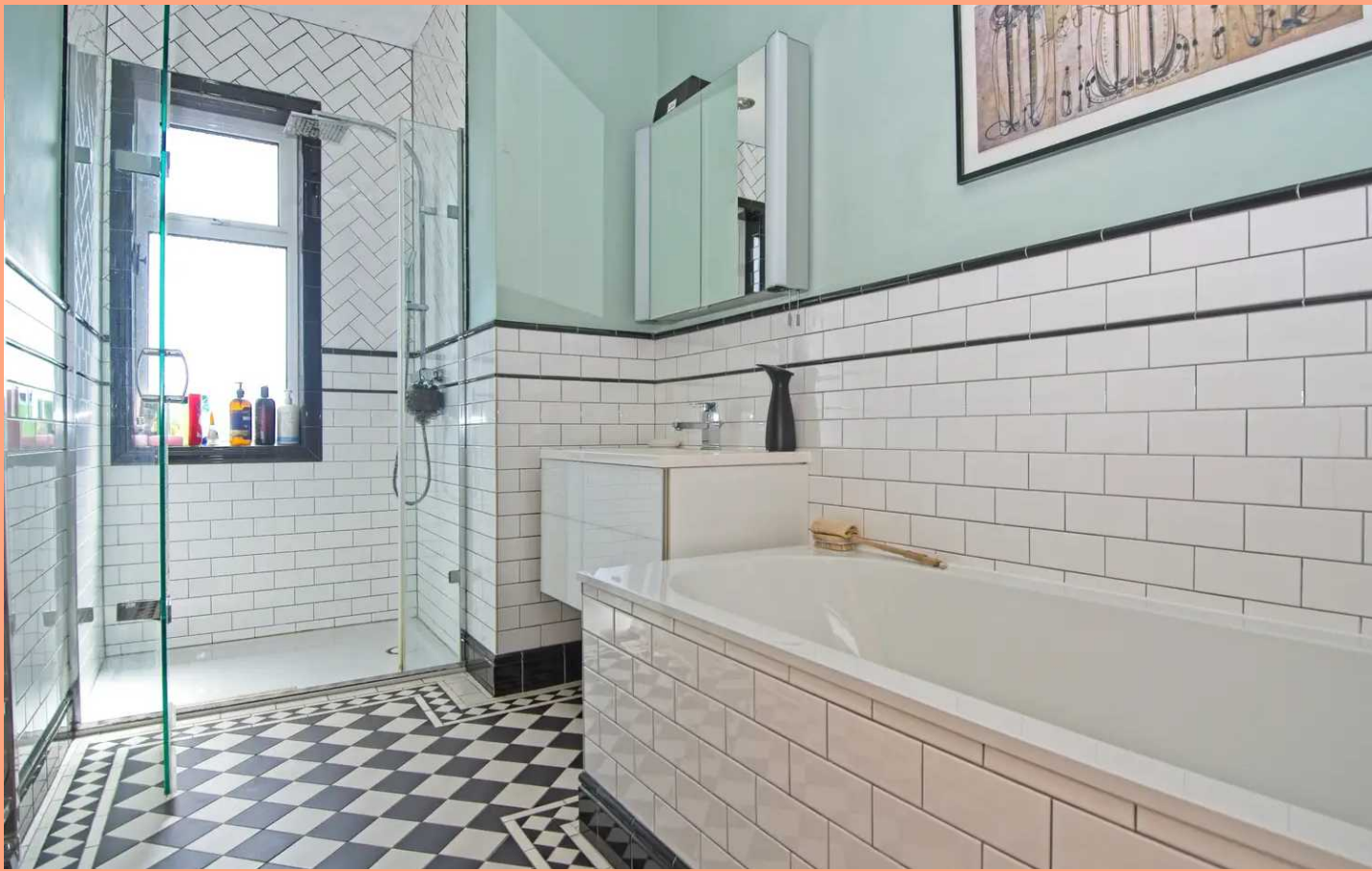
Located on the first floor with views to the front of the property, this larger than average sized bedroom is steeped in character. The large sash-style bay window allows light to flood the room and due to the high ceilings, this room is light and airy. With its two-tone décor of grey walls with white picture rail, this room is nicely presented. The features don't stop there and all the bedrooms include tall skirting boards and a lovely cornice. The room also benefits from two radiators and multiple power sockets.

Bedroom Two

14' 9" x 12' 2" (4.5m x 3.71m)

Situated at the rear of the property with views over the garden, this bedroom has the same stand-out features as the main bedroom. With a light neutral colour scheme which includes a modern wallpapered feature wall, this room is a great size and has a great ambience. The room further benefits from a period radiator and multiple power sockets.





Bedroom Three

11' 6" x 9' 5" (3.5m x 2.88m)

Situated at the rear of the property, this double bedroom has been decorated in a modern theme. The room also benefits from a radiator and multiple power sockets.

Bedroom Four

8' 11" x 11' 1" (2.71m x 3.39m)

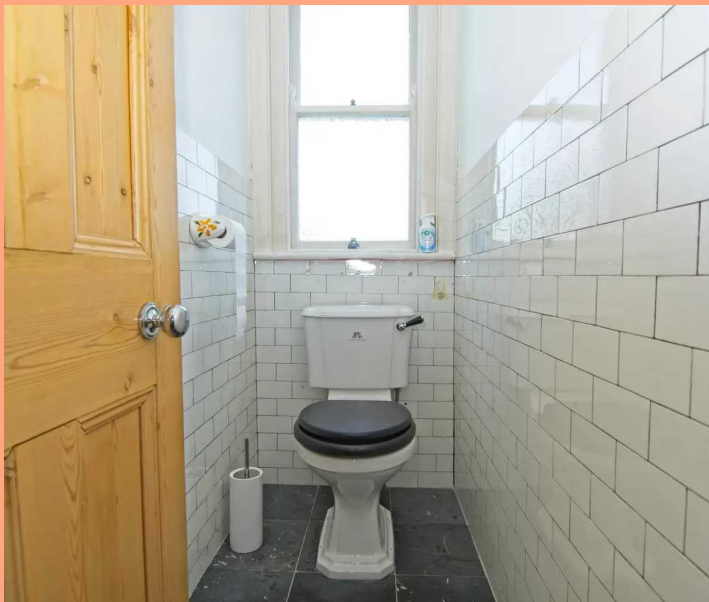
Situated at the front of the property, this bedroom with its two beautiful sash-styled windows, a period picture rail and tall skirting boards is full of character. The room has been tastefully decorated in neutral colours and with a vibrant feature wall. The room further benefits from a period radiator and multiple power sockets.

Upstairs Toilet

The upstairs toilet is exquisitely finished with the original white wall tiles below white-painted walls and a tasteful new black marble floor. The toilet system itself is from Lefroy Brooks who are a luxury plumbing brand offering quality and prestige. The room is finished off with a lovely patterned frosted sash window.

Main Bathroom

The main bathroom is another standout room in this house. With its period mosaic tiled floor, bright white mid-height tiles and stylish green feature colour walls, this room is exceptionally well decorated. The room further benefits from a large walk-in style shower with a glass door, a large modern white sink with a cupboard and a full-length bath. This room also benefits from electric underfloor heating and a bathroom fan.



FRONT GARDEN

The property is located in a prominent position with maximum curb appeal. The walled front garden is bolstered by small trees which provide privacy for the front of the house whilst still keeping a natural appearance. A single gate provides access to a beautiful entrance path made of ceramic tiles. There are various well-maintained shrubs and plants to the left and then a nicely presented lawned area to the right. Additional small trees and plants border the front of the house blending this magnificent property with the natural benefits of the well-maintained front garden.

REAR GARDEN

The south-facing rear garden offers unrivalled space and scenery against many properties found in the city. The gardens have been meticulously maintained and offer a number of different options to enjoy them. Starting with the large patio area located at the back of the house and the elevated decked area which overlooks all of the gardens, this is a great space to place a large table and chairs to then entertain friends and family. The gardens also benefit from a large lawned area which is in great condition and well-maintained. Bordering this area are various trees, shrubs and plants which have also been well-maintained. The garden is truly an outstanding outdoor space and will bring many days of joy and pleasure. There is also a garage which backs on the garden which could be utilised in a number of ways.

GARAGE

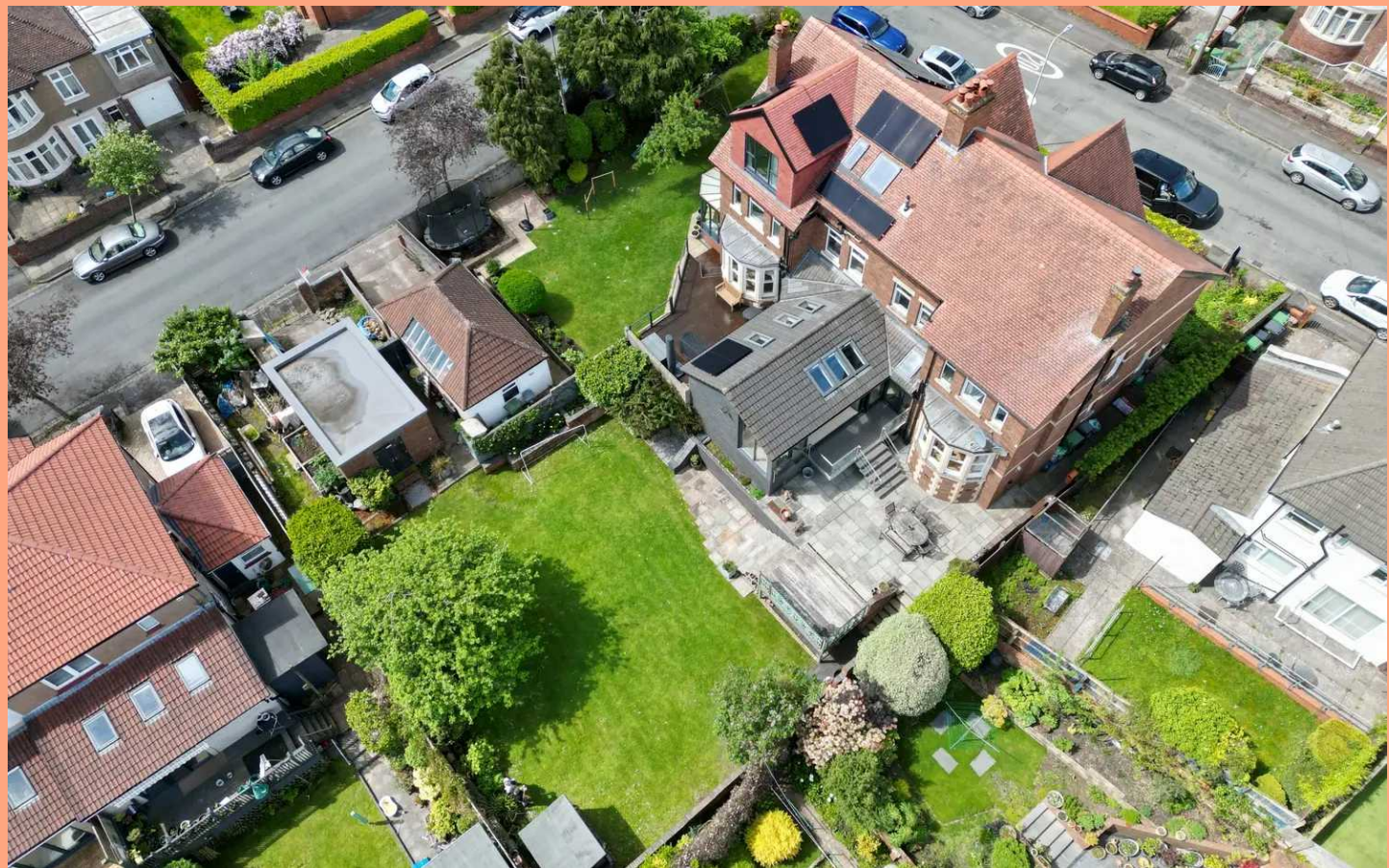
Single Garage

A single garage and driveway are an added benefit to this property providing off-road parking. The garage does have electricity. The driveway is also double-gated for security and privacy.

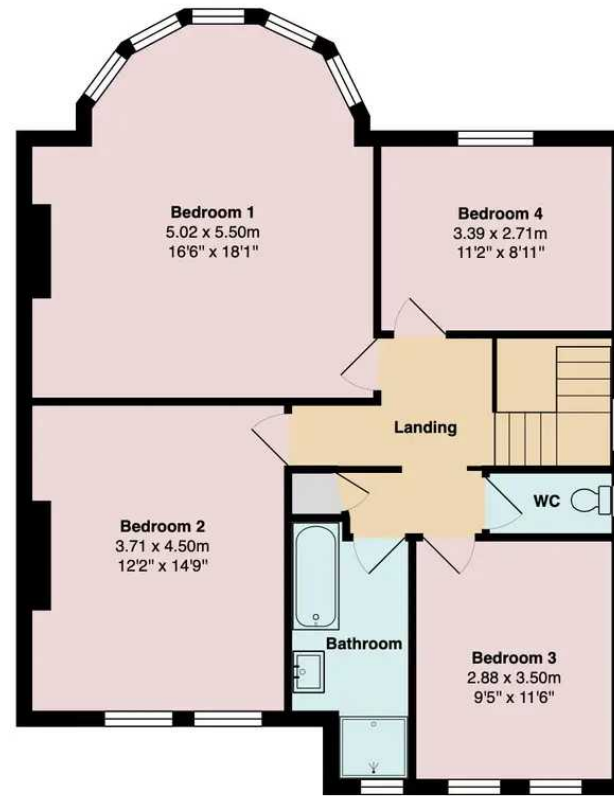
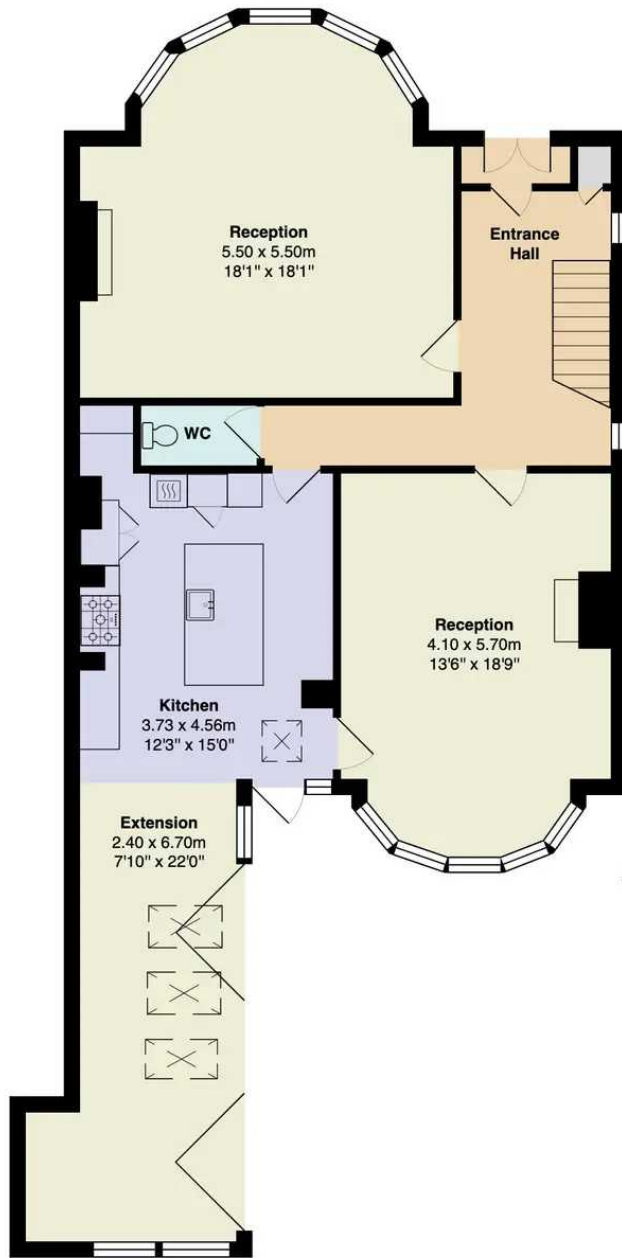
SECURE GATED

1 Parking Space

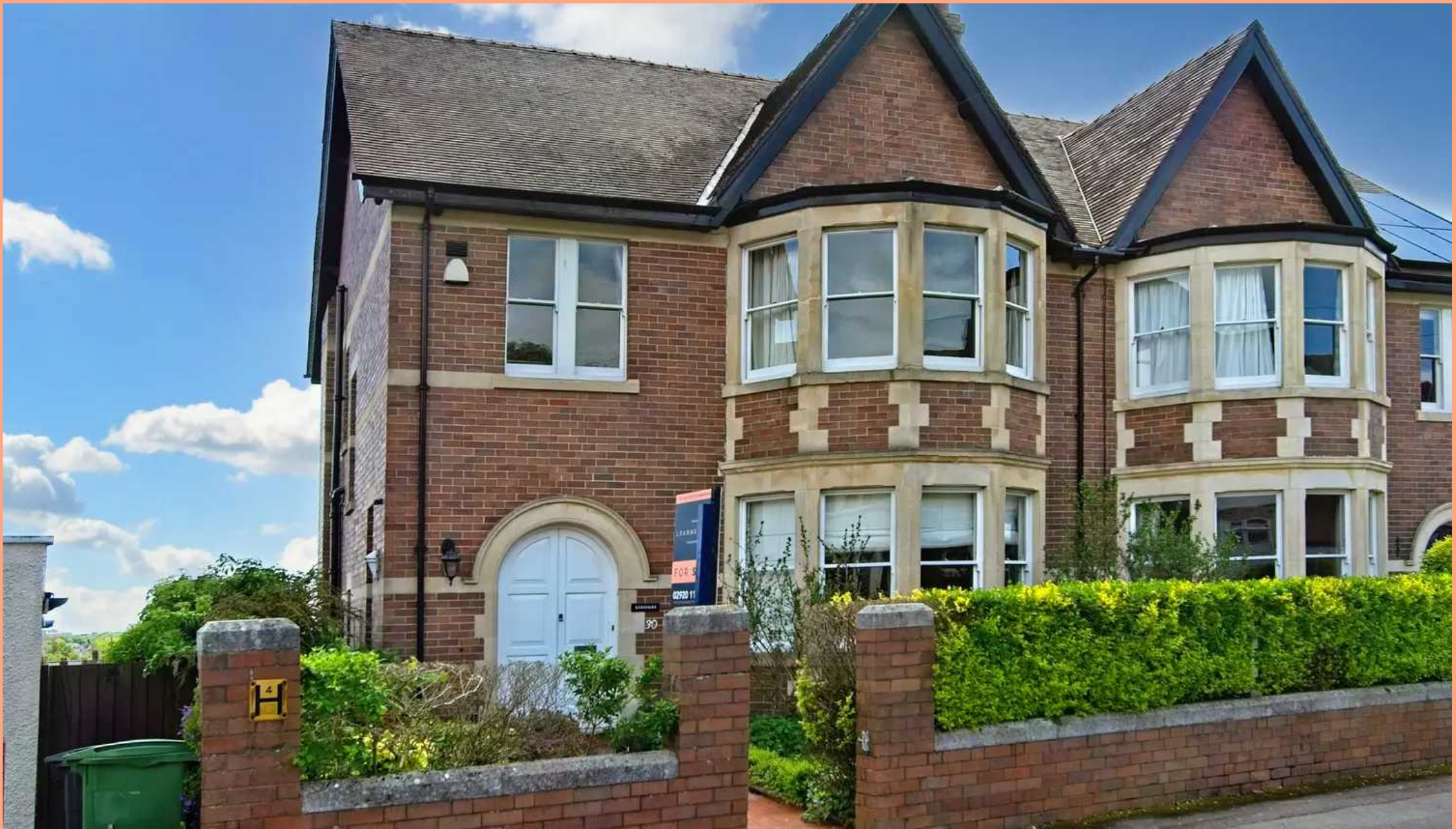
A single driveway with metal gates.







Total Area: 179.4 m² ... 1931 ft²
 All measurements are approximate and for display purposes only



Leanne Kent Property

Redefining Estate Agency

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