

Balaclava Road, Penylan Cardiff CF23 5BB

welcome to

Balaclava Road, Penylan Cardiff

A FOUR BEDROOM END TERRACED family home, with original features, set in this sought after location of PENYLAN, Cardiff. The property is within walking distance of local shops, schools, bus routes and Waterloo Gardens. An ideal family home which deserves internal inspection. Viewing Recommended!

Ground Floor

Entrance

Via a single glazed front door into:

Hallway

Stairs rising to first floor, picture rail and access to:

Basement

Spans the approx size of reception rooms one and two and hallway. Electric fuseboard, electric and gas meters.

Downstairs Wc

Fitted with a two piece suite comprising low level WC, wash hand basin, tiled flooring and single glazed wooden sash window to side aspect.

Lounge

14' 2" Max x 12' 2" Max (4.32m Max x 3.71m Max)
Double glazed bay window to front aspect, radiator, picture rail, gas fire with original panelling and original coving.

Dining Room

11' 10" Max x 10' 1" Max (3.61m Max x 3.07m Max)
Single glazed wooden door into rear lean to, picture rail and radiator.

Reception Room Three

13' 3" x 10' 1" (4.04m x 3.07m)
Double glazed window to side aspect, gas fire, radiator and spotlights.

Kitchen

12' Max x 10' 3" Max (3.66m Max x 3.12m Max)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and fridge/freezer, single glazed windows to side and rear aspect and double glazed door providing access to side.

Lean To

8' 7" x 5' 4" (2.62m x 1.63m)
Single glazed door providing access to rear garden and quarry tiled flooring.

First Floor

Landing

Doors providing access to:

Bedroom One

16' 1" Max x 14' 2" (4.90m Max x 4.32m)
Double glazed bay window to front aspect and additional double glazed window to front aspect, original fire, original coving and radiator.

Bedroom Two

12' x 10' 1" (3.66m x 3.07m)
Double glazed tilt and turn window to rear aspect, radiator and exposed floorboards.

Bedroom Three

12' 1" x 10' 1" (3.68m x 3.07m)
Two double glazed windows to rear aspect, loft hatch and radiator.

Bedroom Four

7' 10" x 7' 3" (2.39m x 2.21m)
Single glazed wooden window to side aspect, original fireplace, picture rail, wall mounted boiler and water tank.

Bathroom

Fitted with a three piece suite comprising double shower cubicle, low level WC, wash hand basin, radiator, vinyl flooring, tiled walls and two single glazed wooden windows to side aspect.

Outside

Front Forecourt

Mainly paved.

Rear Garden

Enclosed with paved patio area, planted beds, outside tap and gated side access.



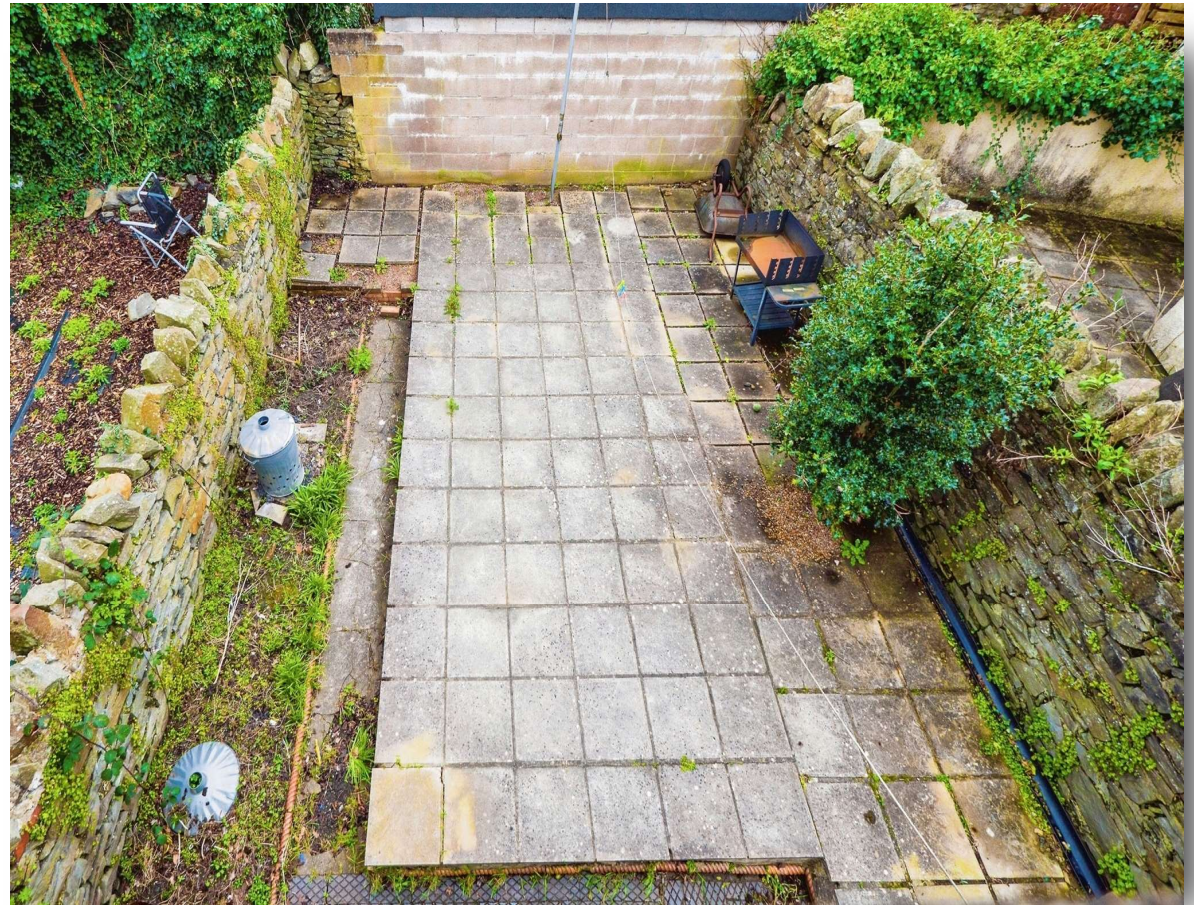
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to
Balaclava Road,
Penylan Cardiff

- Council Tax Band - G
- Traditional Double Bay Fronted End Terraced Home
- Four Bedrooms
- Three Reception Rooms
- Fitted Kitchen and Downstairs WC
- Lean To
- First Floor Bathroom

Tenure: Freehold EPC Rating: D

offers in excess of
£450,000



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Property Ref:
ROA112924 - 0005

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 **allen & harris**



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



[allenandharris.co.uk](https://www.allenandharris.co.uk)