

**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 )  
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#### **Kitchen**

12' Max x 10' 3" Max ( 3.66m Max x 3.12m Max )  
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#### **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**

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### **Outside**

#### **Front Forecourt**

Mainly paved.

#### **Rear Garden**

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



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Property Ref:  
ROA112924 - 0007

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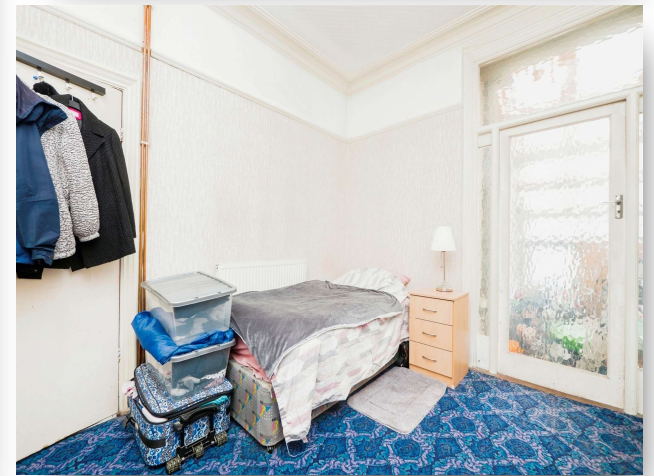
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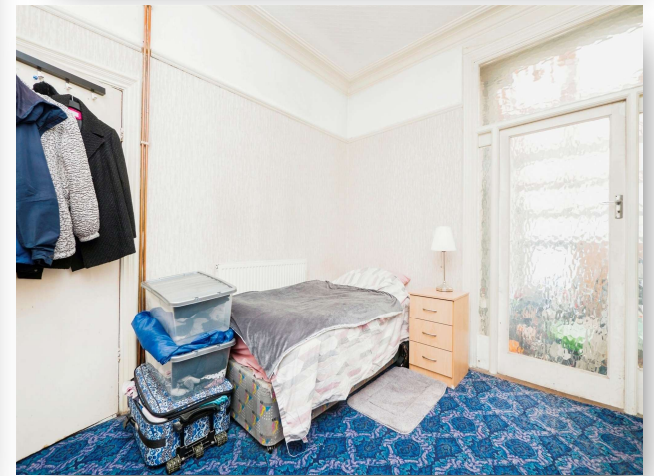


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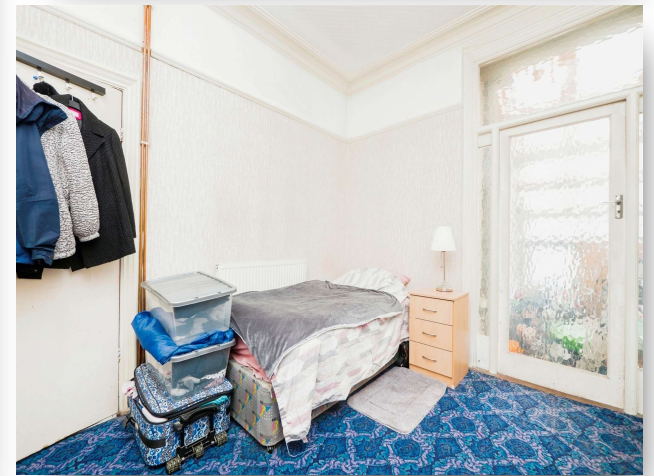
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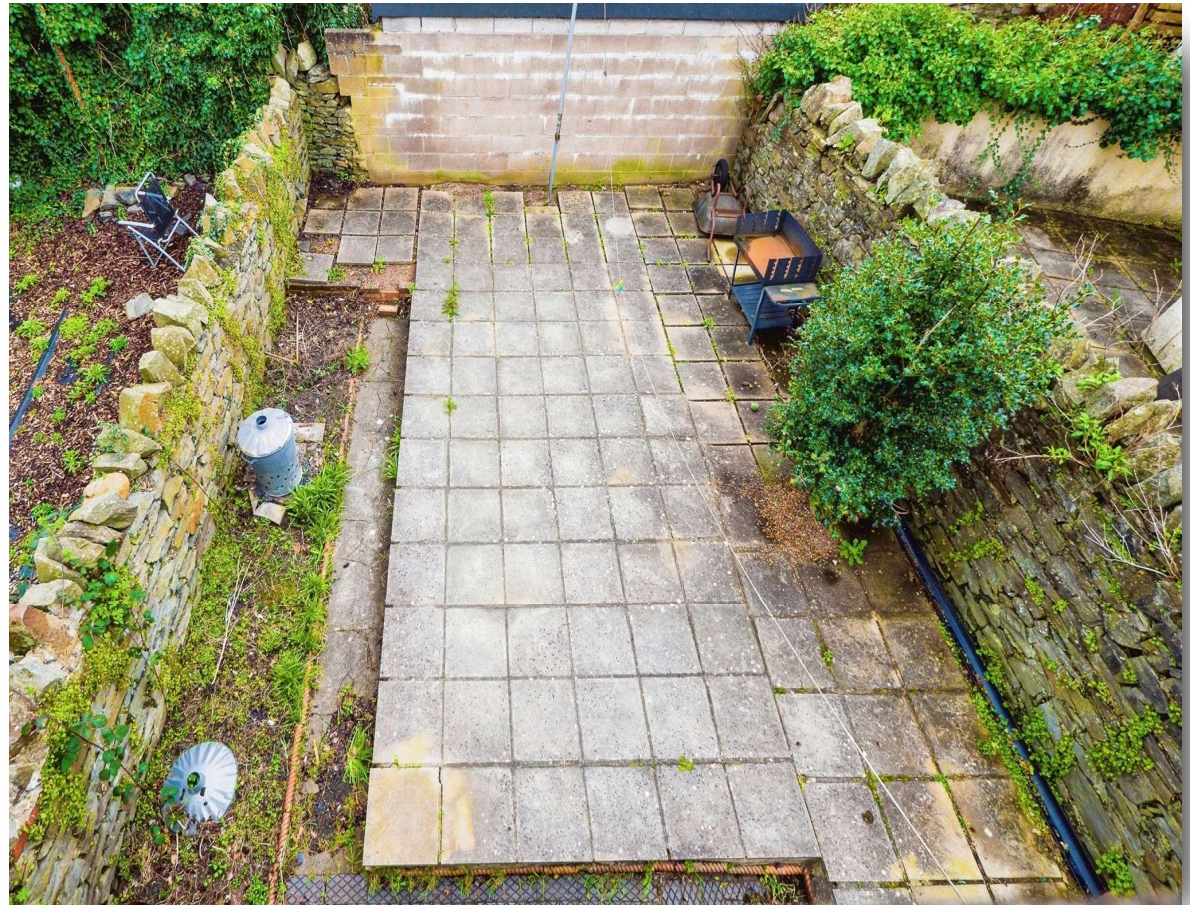
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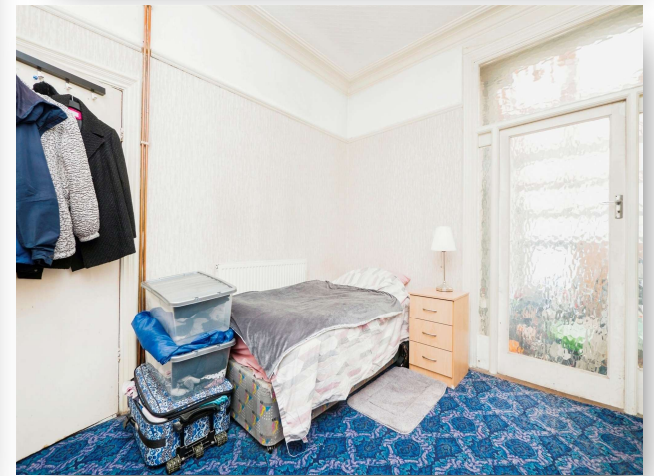


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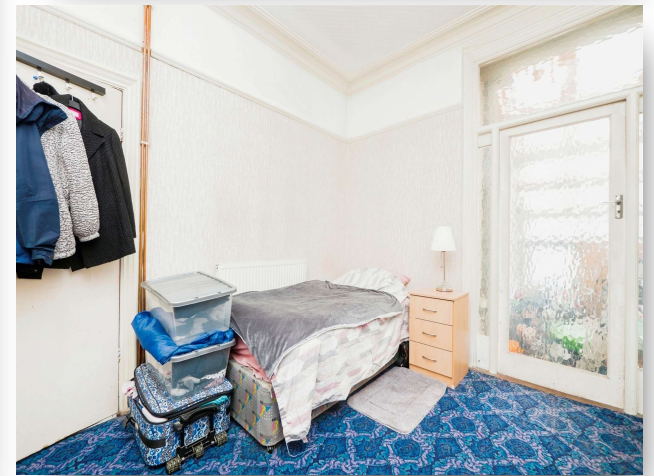
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**Balaclava Road, Penylan Cardiff CF23 5BB**

**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.

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13' 3" x 10' 1" ( 4.04m x 3.07m )  
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8' 7" x 5' 4" ( 2.62m x 1.63m )  
Single glazed door providing access to rear garden and quarry tiled flooring.

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Doors providing access to:

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- Four Bedrooms
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Tenure: Freehold EPC Rating: D  
offers in excess of

**£425,000**



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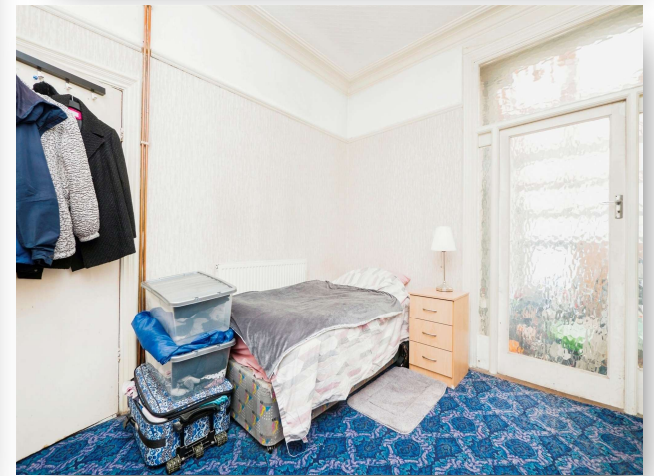


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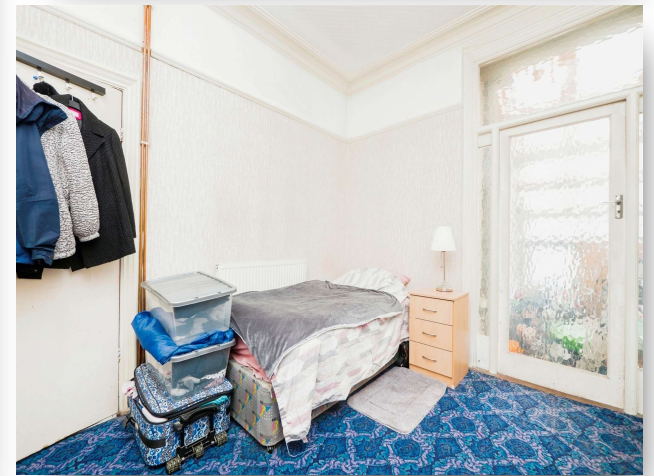
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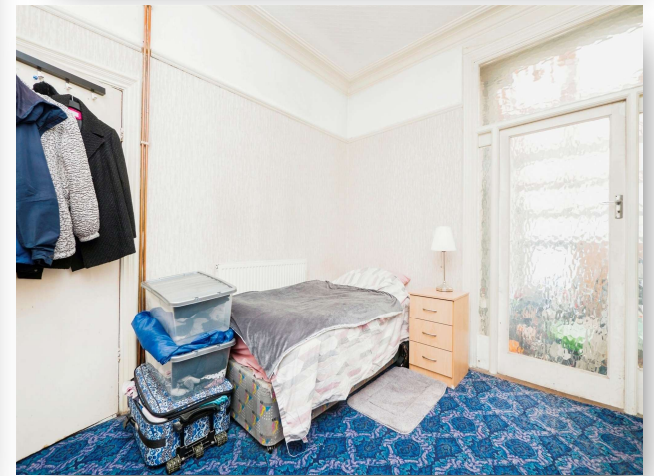


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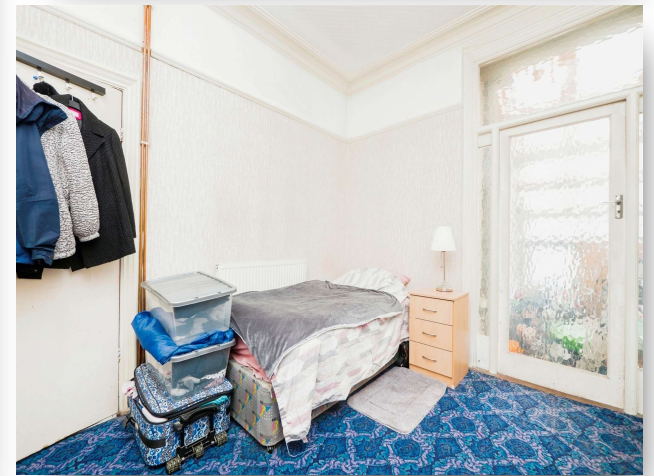
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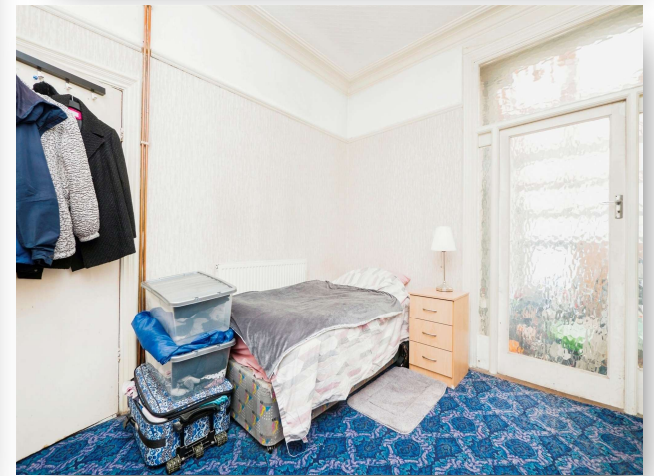


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**Balaclava Road, Penylan Cardiff CF23 5BB**

**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.

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7' 10" x 7' 3" ( 2.39m x 2.21m )  
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### **Outside**

#### **Front Forecourt**

Mainly paved.

#### **Rear Garden**

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



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

Tenure: Freehold EPC Rating: D  
offers in excess of

**£425,000**



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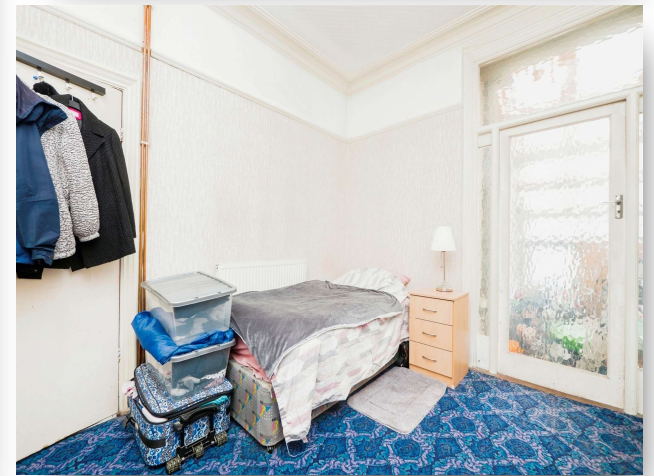
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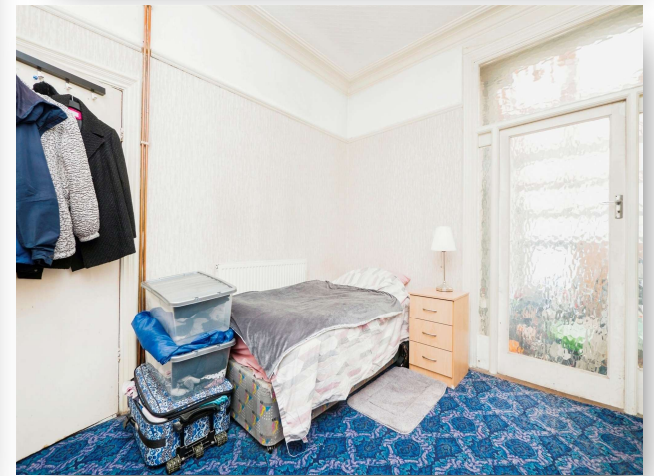


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