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49 Deri Road

Penylan, Cardiff,
CF23 5AH

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Asking price **£425,000**

A traditional bay-front, three double bedroom, mid-terraced family home situated in a desirable location within walking distance to Waterloo Gardens.

Traditional bayfront mid terrace property.

Highly sought after location.

Offered to the market For the first time in over 20 years.

Many original character features.

Three reception rooms plus kitchen.

Three double bedrooms plus study and family bathroom.

Rear courtyard garden with garage.

In need of some decorative updating.

Viewings highly recommended.





This mid-terrace property is situated in a highly desirable location within the Penylan district of Cardiff. The property is offered to the market for the first time in over 40 years. It is in need of some decorative updating but does retain a wealth of original character features.

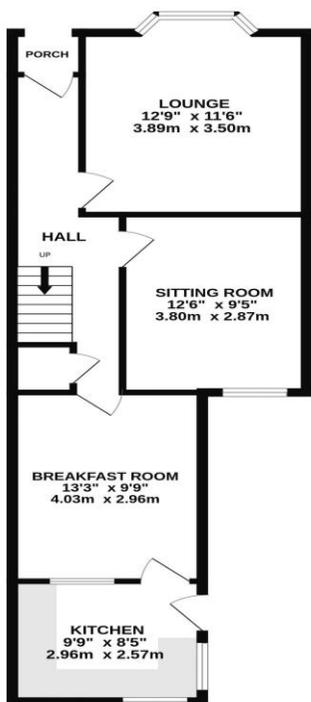
The accommodation briefly comprises of an entrance PORCH with ornate ceramic tiling to dado height, plus quarry tiled floor. The entrance HALLWAY, also with exposed ornate quarry tiled flooring plus stairs to the first floor with useful under stairs storage cupboard below. The LOUNGE with bay window to front has a gas feature fire set on a black granite hearth with matching

inset and wooden surround and mantle. The room has an ornate coved ceiling and picture rail fitted. Double doors from the lounge and further door from the entrance hall lead to the SITTING ROOM which has a window to rear and a fireplace matching the lounge. The DINING ROOM also with matching fireplace, has a window to side. Glass panelled door leads into the KITCHEN with pedestrian door and window to side, plus further window to rear. It offers a fitted range of base and wall mounted units. Integrated oven with four burner gas hob and cooker hood over. Space and plumbing for washing machine plus baseline fridge and separate freezer. The room has ceramic tiled flooring.

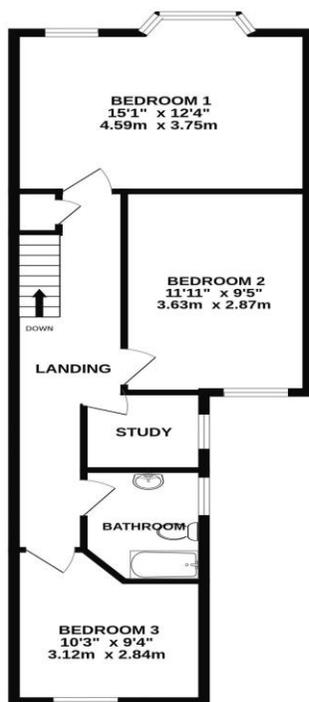
The first floor LANDING has a built-in, shelved linen cupboard, plus a loft inspection point. The property has three double bedrooms. BEDROOM ONE is a generous size double bedroom with bay window and further window to front, enjoying views of the road. The room has ornate coving plus a cast iron fireplace. BEDROOM TWO and BEDROOM THREE both have windows to rear and ornate cast-iron fireplaces. A small STUDY ROOM with window to side, has part wood panelling to walls. The FAMILY BATHROOM has a white three-piece suite, including panel bath with a mains powered shower over and full ceramic tiling to floor and walls.

Outside to the front of the property is a small paved forecourt garden with shrub and flower borders. To the rear is an enclosed courtyard garden with raised shrub and flower beds. The garden is boarded by block and stone walling. Door into shelved storage cupboard which lies between the house and the garage. The GARAGE (9'9" x 14'7") has a single up and over door from the rear lane access and benefits from power and lighting and has a window and pedestrian door into the courtyard garden.

GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1190 sq.ft. (110.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

From the city centre travel East along Newport Road. At the fourth set of traffic lights turn left onto Albany Road. At the roundabout, take the third exit onto Waterloo Road. After passing Waterloo Gardens turn right onto Deri Road, where No. 49 can be found on your left-hand side, indicated by our For Sale board.
What3words: sheep.native.care

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band F
EPC Rating E

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

