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47 Melrose Avenue

Penylan,

Cardiff,

CF23 9AR

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Asking price **£599,950**

An extended, four bedroom end of terrace, period property, offering beautifully presented accommodation retaining many original character features.

Extended, end of terrace, period family home

Highly sought-after location on tree-lined street

Excellent commuting options into the city centre and major transport links

Beautifully presented accommodation retaining many original character features

Two reception rooms, plus impressive open-plan kitchen/dining room

Four bedrooms, two with en-suite facilities

Beautifully appointed family bathroom

Low maintenance wrap-around courtyard garden

Potential to create off-road parking space

Sold with vacant possession and no upward chain





Situated within the highly sought after Penylan district of Cardiff, this beautifully presented end of terrace property, has been greatly extended and is beautifully presented throughout.

The accommodation briefly comprises of an entrance HALLWAY with original leaded and stained glass, portal window to side. Fitted bench. Ceramic tile floor. Original panel door, flanked by obscure, leaded and stained glass panel, plus matching fan light above into the impressive KITCHEN/DINING ROOM. This dual aspect room with window to side plus Bi-Fold doors and floor to ceiling windows to rear and a 'stable style' door with skylight above, leading into the rear courtyard garden. Within the kitchen is an extensive range of larder and baseline units with complementing marble work surfaces extending to a breakfast bar with splashback tiling above. Integrated appliances include: double oven, five burner gas hob with contemporary cooker hood above, Fridge/freezer and dishwasher. The room has travertine tile flooring throughout

The LOUNGE with bay window to front, overlooking the tree lined road has a woodburning stove set on a slate hearth with built-in base storage cupboards and wall mounted display shelving in recesses either side of the chimney breast. The SITTING ROOM with picture window to front and original, obscure, leaded and stain glass portal window to side, also has a woodburning stove set on a slate hearth with natural stone fireplace.

The first floor LANDING has stairs rising to the second floor and gives access to bedroom accommodation. BEDROOMS TWO AND THREE are both generous double bedrooms, located at the front of the house. Bedroom two benefits from an ENSUITE SHOWER ROOM with a white three-piece suite including corner shower cubicle with rainfall and handset showers fitted. Ceramic tile flooring and splashback tiling to dado height. Bedroom three has a bay window to front and built-in wardrobes flanking the chimney breast.

BEDROOM FOUR is a generous size single bedroom located at the rear of the property which has previously been used as a home office. The beautifully presented FAMILY BATHROOM has a white five piece suite including a contemporary freestanding bath, double shower tray with rainfall shower fitted, 'His and Her' sink units set on a marble work surface with storage below. The room has full tiling to floor and walls. A useful utility cupboard has space and plumbing for automatic washing machine and tumble dryer below a rolltop worksurface, with ceramic tiled flooring and wall mounted shelf space.

The second floor attic conversion has created a PRINCIPAL BEDROOM SUITE. Two windows to rear with fitted plantation shutters. DRESSING AREA with fitted open wardrobe units with hanging rails and drawers. Doors into eaves storage space. The ENSUITE SHOWER ROOM with rainfall and handset showers fitted, low-level WC and sink unit set on a vanity unit with mirror fronted medicine cabinets above.

Outside: Is a low maintenance wrap around courtyard garden. To the front is an Astra turfed lawn, boarded by well stocked mature shrubs offering privacy from the roadside. To the rear is a paved courtyard garden boarded by brick walling with potential to create one allocated parking space subject to relevant planning.





Directions

From Cardiff city centre, travel east along Newport Road. At the 4th set of traffic lights turn left onto Albany Road. At the 3rd roundabout take the 3rd exit, continue along Waterloo Road passing the park and the shops. Proceed up the hill. No 47 Melrose Hill will be found on the left hand side indicated by our For Sale board. What3Words: spine.hardly.tiles

Tenure

Freehold

Services

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

Viewing strictly by
appointment through
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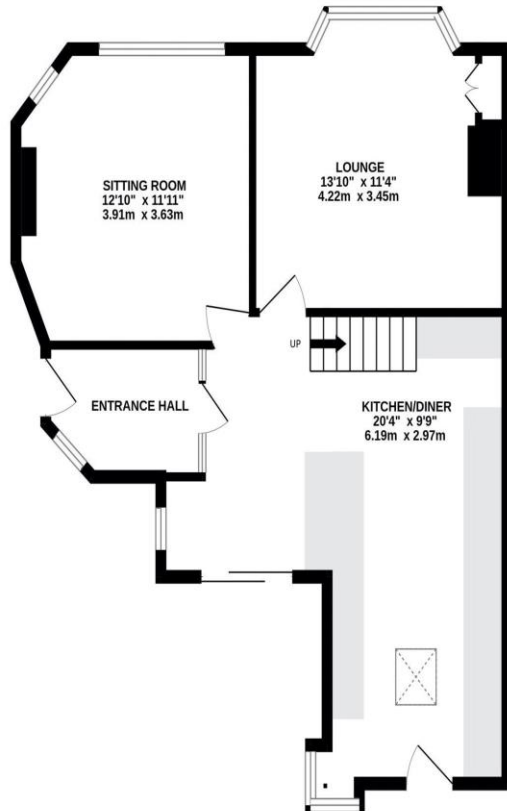


AWAITING EPC

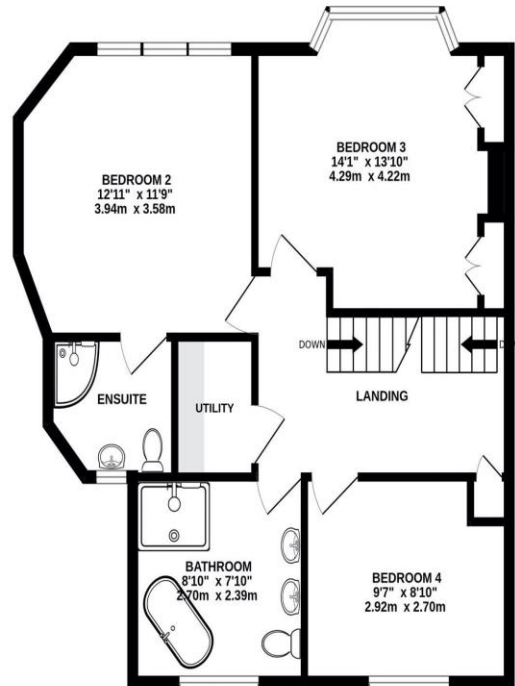
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



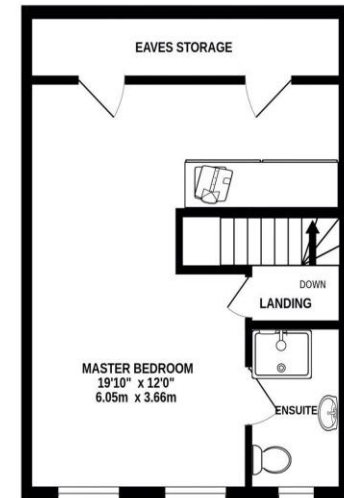
GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



2ND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 1663 sq.ft. (154.5 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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