

# Hampton Court Road

PENYLAN, CARDIFF, CF23 9DH

**GUIDE PRICE £425,000**

**Hern &  
Crabtree**





# Hampton Court Road

Nestled in the highly sought-after area of Penylan, this semi-detached four-bedroom family home offers an ideal blend of spacious living and convenience. Perfectly located, the property is within close proximity to local amenities, schools, and nearby parks, making it an excellent choice for growing families. With easy access to the city center and the A48, this home is perfect for those commuting to Cardiff and beyond.

The ground floor of the property boasts two well-proportioned reception rooms, providing ample space for family gatherings and relaxation. The extended open-plan kitchen/diner is a standout feature, offering a modern, versatile space for entertaining and family meals. A fourth bedroom, which could also serve as a home office, along with a convenient shower room, completes the ground floor layout. Upstairs, the property offers three generously sized bedrooms, ideal for family living, along with a family bathroom. The enclosed rear garden provides a private outdoor space for relaxation and play, while the driveway at the front ensures off-street parking for multiple vehicles.

This home offers everything a modern family needs in a desirable location—viewing is highly recommended.

- Sought after location
- Two reception rooms and an extended open-plan kitchen/diner
- Ground floor shower room in addition to family bathroom
- Off street parking
- Council Tax Band - F
- Close to local amenities, schools, and parks
- Flexible fourth bedroom Ideal as a home office or guest room
- Enclosed rear garden
- EPC - D (2015)



**1287.00 sq ft**

### Entrance Hall

Entered via a composite door with obscure glazed panels. Coved ceiling, radiator, herringbone parquet flooring. Stairs to the first floor, under stair storage cupboard. Doors to:

### Living Room

13'4 x 12'1  
Double glazed bay window to the front, radiator, coved ceiling. Cast iron decorative fireplace with tiled surround.

### Reception Room

10'9 x 12'1  
Squared off archway, coved ceilings, radiator.

### Kitchen Diner

21'7 x 12'6 max  
Open plan kitchen diner with a series of bi-folding double glazed doors to the rear, additional skylight window. Kitchen is fitted with a matching range of wall and base units with composite work tops over. 1.5 bowl stainless steel sink. Integrated five ring gas hob. Integrated electric oven and grill. Integrated fridge freezer, integrated dishwasher. Large utility cupboard housing the combination boiler, plumbing for washing machine, space for tumble dryer and storage space. Wooden flooring. Radiator.

### Bedroom Four/ Home Office

11'8 x 10'6  
Currently a fourth bedroom offering potential for a home office if desired. Double glazed window to the side, double glazed skylight window, radiator. Built-in cupboard.

### Shower Room

3'5 x 9'6  
Double obscure glazed window to the front. Shower, WC, wash hand basin. Tiled floor, radiator.

### First Floor

Stairs rise up from the entrance hall.

### Landing

Double obscure glazed window to the stairs, loft access hatch. Doors to:

### Bedroom One

14'11 x 11'1  
Double glazed bay window to the front, radiator, coved ceiling.

### Bedroom Two

11'8 x 11'10  
Double glazed window to the rear, radiator, coved ceiling. Two built-in cupboards.

### Bedroom Three

7'1 x 9'6  
Double glazed window to the front, built-in cupboard.

### Bathroom

6'3 x 8'4  
Double obscure glazed window to the rear. Bath, separate shower with tiled enclosure WC, wash hand basin. Heated towel rail. Tiled floor.

### External

#### Front

Driveway to the side, lawn area with mature flower beds, low rise wall, gate to the rear garden.

#### Rear Garden

Large rear garden with paved patio sitting area, lawn, rockery, enclosed with fencing. Mature flowerbed. Storage shed, external cold water rap.

### Additional Information

We have been advised by the vendor that the property is Freehold.  
EPC - D (2015)  
Council Tax Band - F

Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.





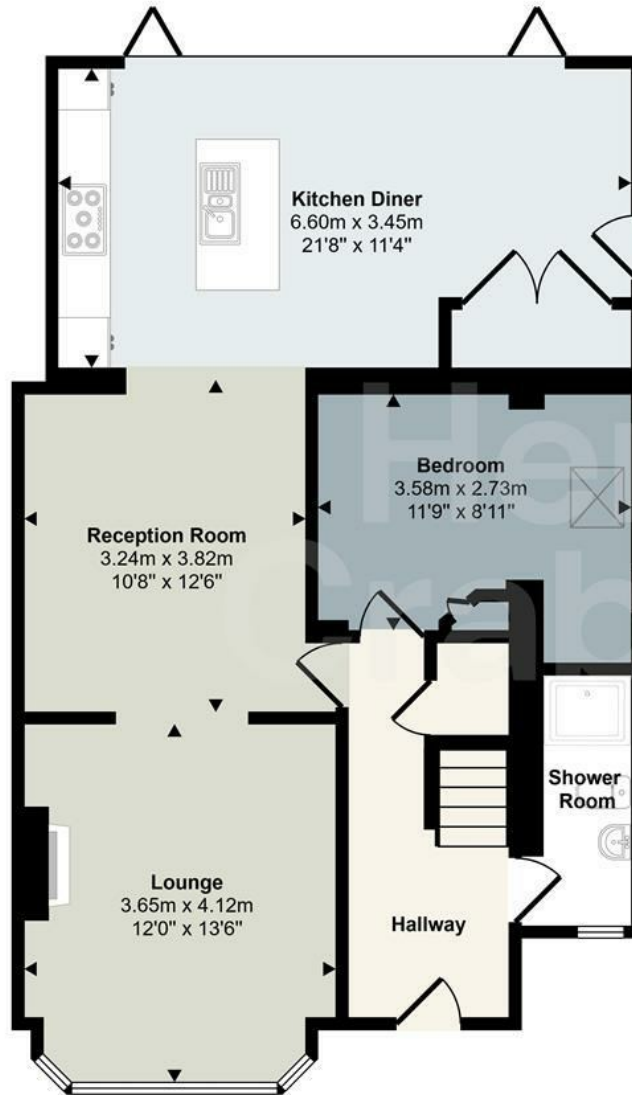




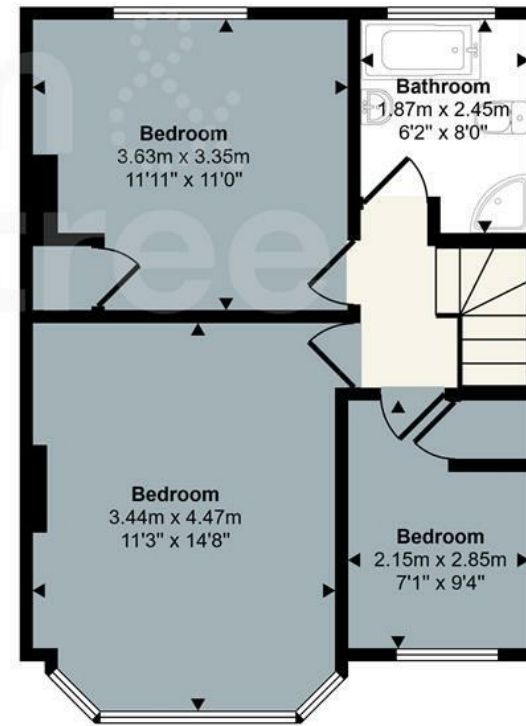




Approx Gross Internal Area  
120 sq m / 1287 sq ft



**Ground Floor**  
Approx 76 sq m / 821 sq ft

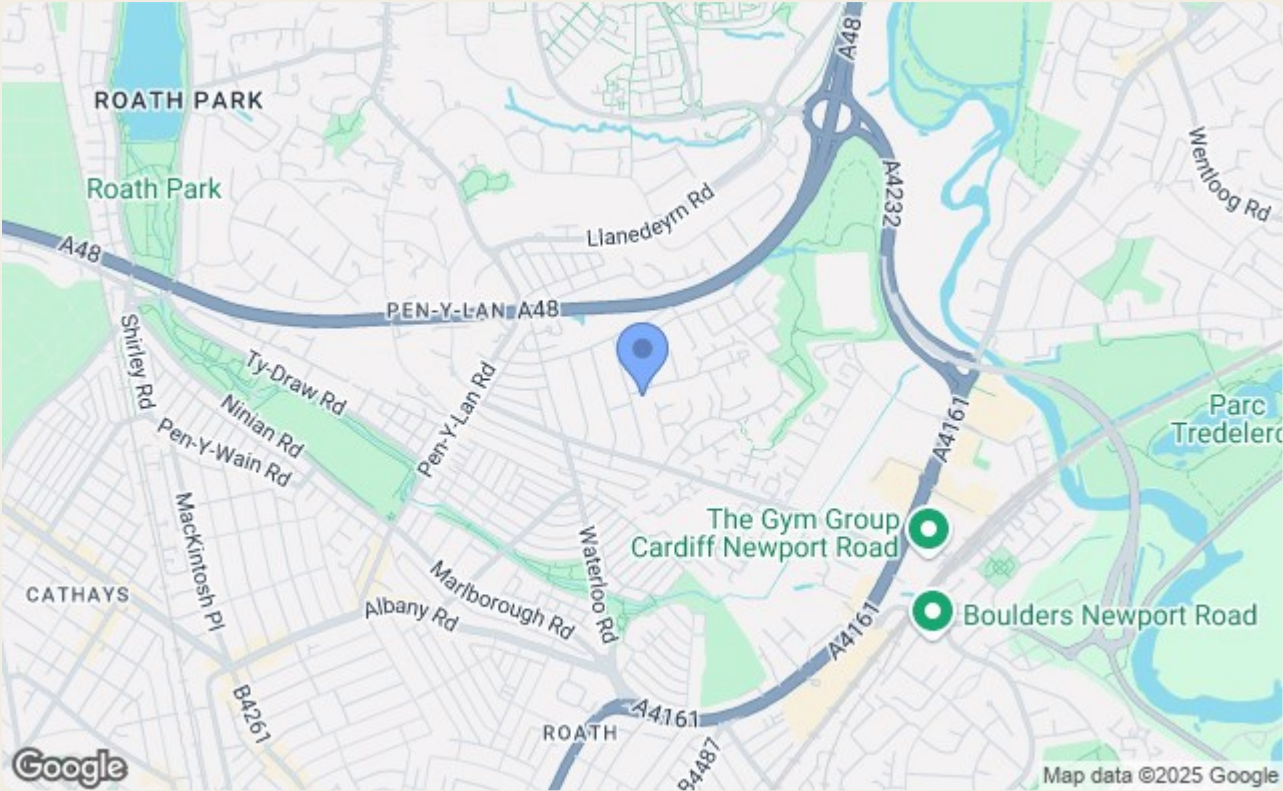


**First Floor**  
Approx 43 sq m / 466 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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