

Ffordd Nowell

PENYLAN, CARDIFF, CF23 9FB

GUIDE PRICE £380,000

**Hern &
Crabtree**



Ffordd Nowell

No Onward Chain. This exceptional modern townhouse has been thoughtfully enhanced by the current owners, offering stylish living across four beautifully designed floors. Standout features include a stunning open-plan kitchen and a superb loft extension with a private rooftop terrace.

The home welcomes you with an inviting entrance hall and cloakroom, leading to a high-end, contemporary kitchen that flows seamlessly into the open-plan living and dining area. Large patio doors open onto a beautifully landscaped rear garden, perfect for outdoor relaxation.

On the first floor, you'll find two well-appointed bedrooms and a stylish family bathroom. The second floor hosts two additional bedrooms, including the impressive principal suite with an en suite bathroom. A unique feature of the main bedroom is the staircase leading to a versatile dressing/sitting area on the third floor, which opens onto a private rooftop terrace with views over the communal green. Completing this remarkable home is a landscaped garden with an awning and heater, a garage to the rear with a private driveway, and a charming front aspect overlooking an attractive communal greenspace.

A truly stunning home offering modern comfort and elegant design in a sought-after setting.

Penylan is one of Cardiff's most desirable suburbs, known for its leafy streets, elegant period homes, and strong sense of community. It offers a perfect balance of residential tranquillity and easy access to city life.

- Semi-Detached Town House
- Four Bedrooms
- Two Bathrooms
- Garage and Driveway
- EPC -TBC
- No Onward Chain
- Roof Terrace and Dressing Room
- Open Plan High-End Kitchen
- Popular Location
- Much Improved Throughout



1451.00 sq ft

Entrance Hall

Entered via a double glazed composite door to the front aspect. Tiled floor, radiator, stairs to the first floor, under stair storage cupboard. Doors to:

Cloakroom

WC, wash hand basin, tiled floor, radiator, extractor fan.

Kitchen Diner

27'9" x 15'1"

Open plan kitchen diner living space. Kitchen has double glazed windows to the front and side. Fitted with wall and base units with complimentary quartz work tops over. Integrated five ring 'Neff' induction hob with twin 'Neff' integrated slide and hide ovens. Integrated sink and drainer with mixer tap. Integrated washing machine. Integrated 'Smeg' dishwasher. Tiled floor, down lights. Vertical radiator. Integrated base freezer and integrated base fridge.. Breakfast bar area with bespoke L-shaped sitting area with base storage under. Matching flooring into the dining living area with traditional vertical radiator. Fitted plantation shutters to the double glazed sliding patio doors that lead out to the rear garden. Fitted pantry cupboard.

First Floor

Stairs rise up from the entrance hall with wooden handrail and spindles.

Landing

Banister, airing cupboard, stairs to the second floor. Double glazed window to the front, radiator. Doors to:

Bedroom Two

12'5" x 15'1"

Two double glazed windows to the rear aspect, radiator.

Bedroom Four

8'3" x 8'1"

Double glazed windows to the front, radiator, wood laminate floor.

Family Bathroom

6'3" max x 8'3" max

Double obscure glazed window to the side. Bath with plumbed shower and glass screen, part tiled walls. WC, wash basin, radiator, shaver point, vinyl floor.

Second Floor

Stairs rise up from the first floor landing, wooden handrail and spindles.

Landing

Small landing area with radiator. Doors to:

Bedroom One

15'1" max x 12'5" max

Double glazed windows to the rear, radiator, door to en suite. Stairs leading to a mezzanine dressing/ sitting room. Radiator.

En suite

7'5" x 5'4"

Double obscure glazed window to the side, WC, wash hand basin, radiator, shaver point. Double shower quadrant with plumbed shower, part tiled wall. Vinyl floor. Shaver light and mirror. Extractor fan.

Mezzanine Dressing / Sitting area

15'6" x 9'11" max

Dressing/ sitting area with double glazed skylight windows to the rear. Sliding patio doors to the front aspect with sitting balcony. Radiator, built-in storage cupboard. Floor to ceiling height 9'4.

Balcony

Gallery balcony overlooking bedroom one and accessed via the mezzanine sitting area. Composite decking with outside power point and light.

Bedroom Three

9'1" x 15'1" max

Double glazed windows to the front, radiator, fitted storage cupboard over the stairwell. Further fitted cupboards. Radiator.

External

Front

Wrought iron railings, storm porch. Flower borders. Outside light. Side path to gate access to the rear. Communal greens.

Rear Garden

Enclosed landscaped rear garden with decked sitting area, lawn, paved patio, gate for rear access. Paved patio to the side, gate access to the front, External cold water tap and power points. Mature shrubs and flower borders, timber frame storage sheds.

Garage

single garage to rear as part of a pair.

One off street parking space in front of garage with property. Accessed via back garden gate

Additional Information

We have been advised by the vendor that the property is Freehold.

EPC -

Council Tax Band -

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.

Area Guide

Living in Penylan, Cardiff

Penylan is one of Cardiff's most desirable suburbs, known for its leafy streets, elegant period homes, and strong sense of community. It offers a perfect balance of residential tranquillity and easy access to city life.

Green Spaces & Outdoor Life

One of Penylan's biggest attractions is Roath Park, with its scenic lake, botanical gardens, and walking trails. It's ideal for families, joggers, and dog walkers. The area also has smaller parks and green spaces, making it a great spot for outdoor enthusiasts.

Schools & Family Appeal

Penylan is popular with families due to its highly rated schools, including Marlborough Primary and Cardiff High School. The area has a safe, welcoming feel, with a strong community spirit.

Shops, Cafés & Restaurants

Nearby Wellfield Road and Albany Road offer a great mix of independent shops, cafés, and restaurants. Whether you're after artisan coffee, boutique shopping, or a cozy pub, Penylan has plenty of options.

Transport & Connectivity

Penylan is just a 10-minute drive or short bus ride from Cardiff city centre, with easy access to the A48 and M4, making it ideal for commuters.

Property & Lifestyle

The area is known for spacious Edwardian and Victorian homes, alongside modern apartments and townhouses. Property prices are on the higher side, reflecting Penylan's popularity.

Overall

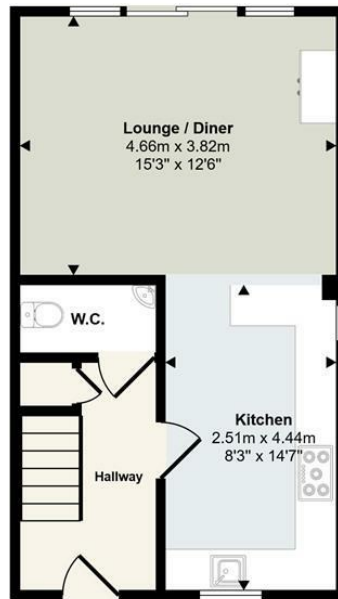
Penylan offers a family-friendly, green, and well-connected lifestyle, making it a top choice for those seeking a peaceful yet vibrant place to live in Cardiff.





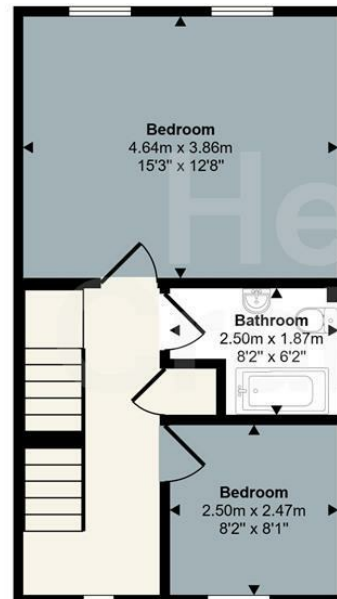


Approx Gross Internal Area
135 sq m / 1451 sq ft

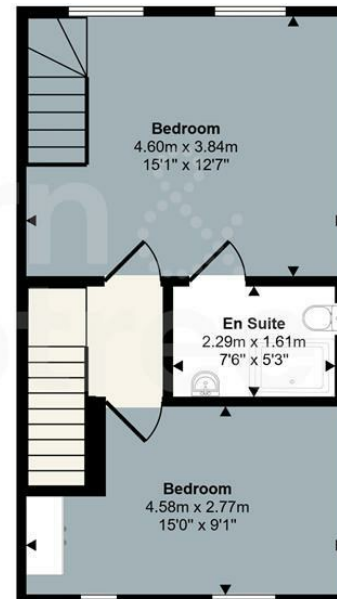


Ground Floor
Approx 39 sq m / 423 sq ft

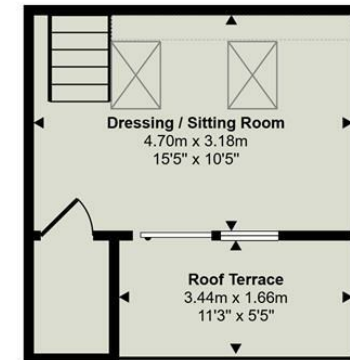
Denotes head height below 1.5m



First Floor
Approx 40 sq m / 427 sq ft



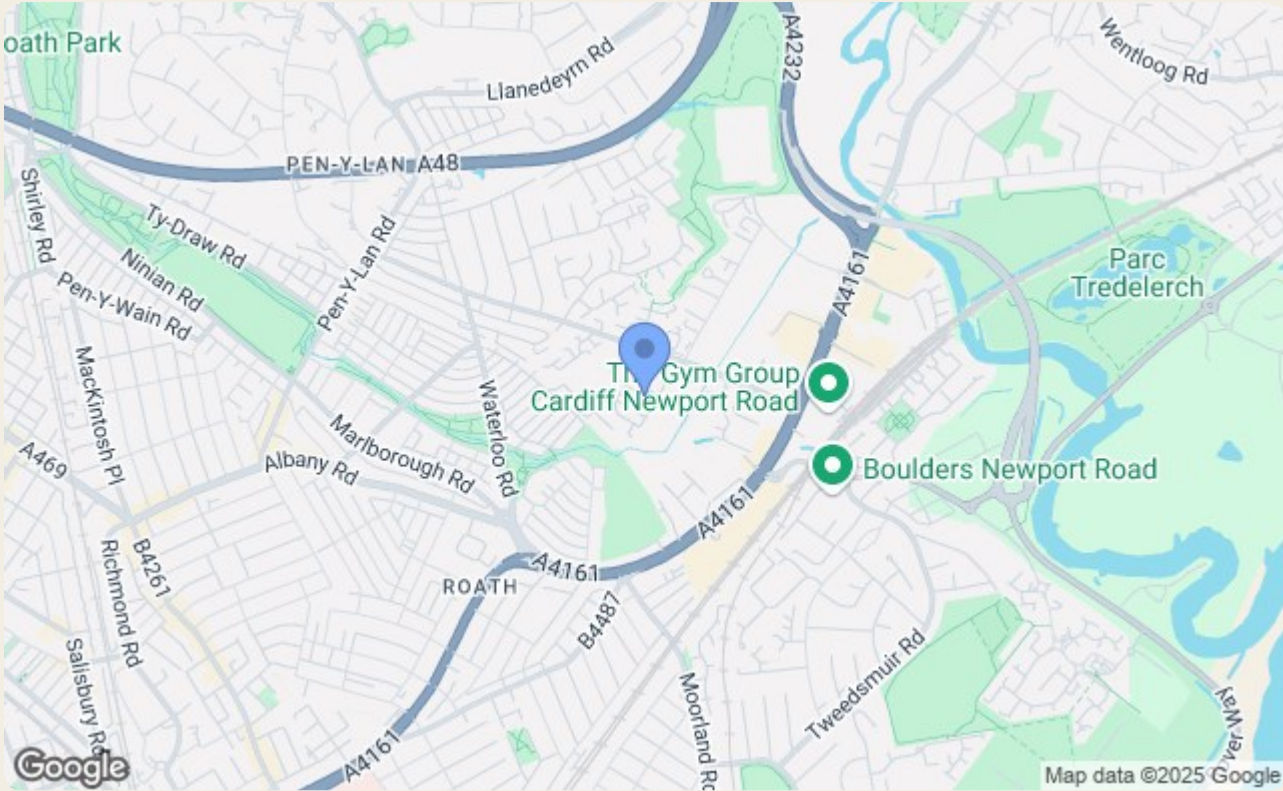
Second Floor
Approx 39 sq m / 418 sq ft



Third Floor
Approx 17 sq m / 183 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.

Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	78
(55-68) D	
(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 ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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