

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, 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
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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.

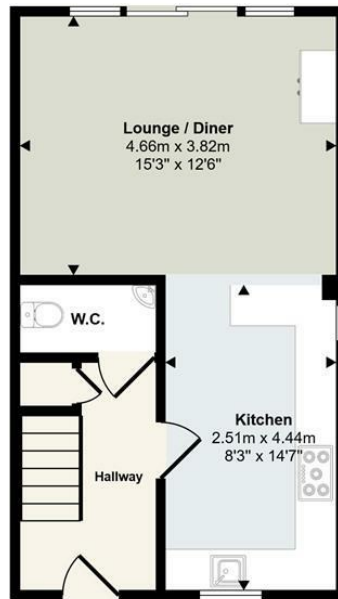
First Floor





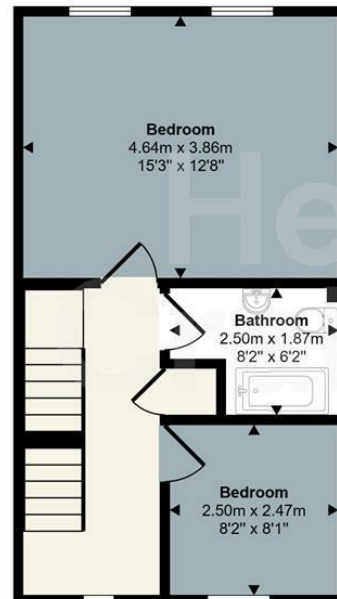


Approx Gross Internal Area
135 sq m / 1451 sq ft

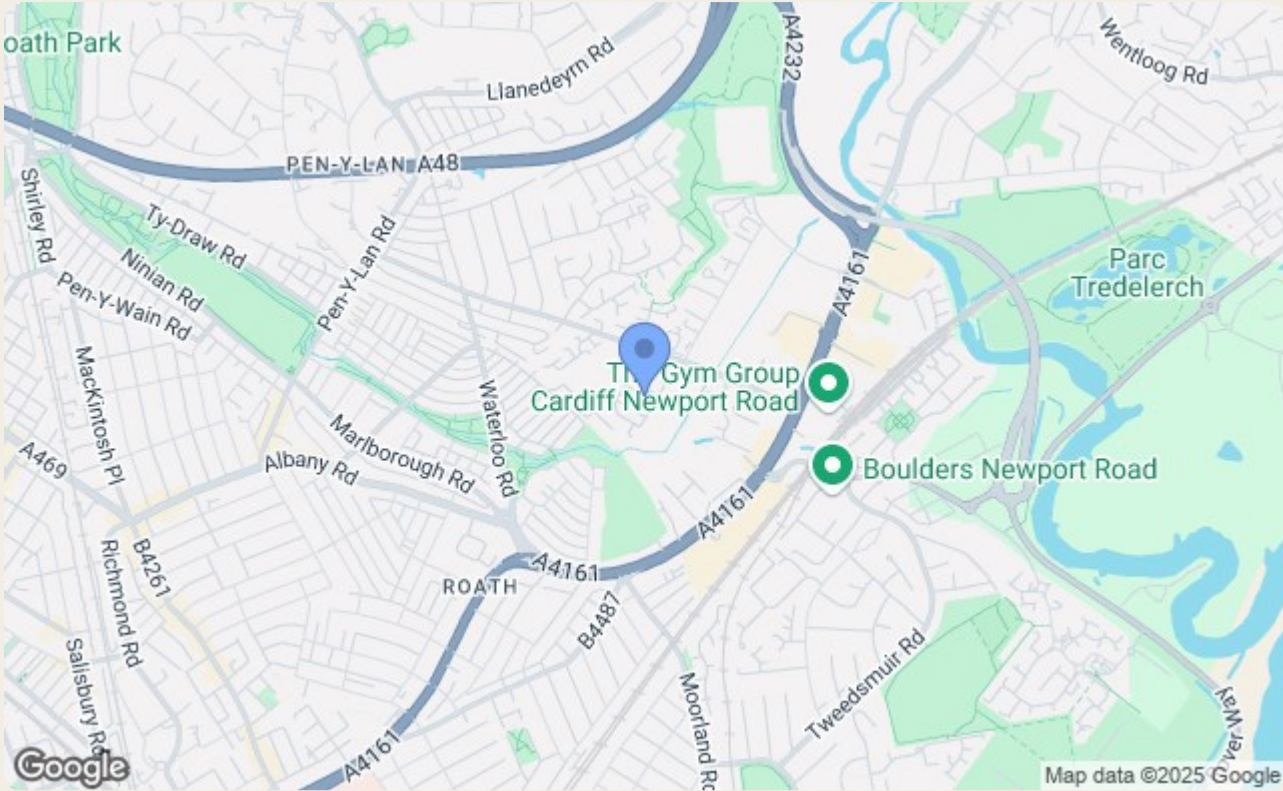


Ground Floor
Approx 39 sq m / 423 sq ft

 Denotes head height below 1.5m



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



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(8	