

5 Pen-y-Bryn Road, Heath/Gabalfa, Cardiff, CF14 3LG

Price Guide £359,950

- Large open-plan Living Room
- 3 Bedrooms of good size
- Spacious open-plan fitted kitchen/Diner
- Delightful Garden

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SOLD STC. On sought-after Pen-y-Bryn Road in Heath/Gabalfa, close to the University Hospital at Heath, this delightful terraced house offers a perfect blend of modern living and comfort with a number of lovely period features. With its post-1914 architecture, the property boasts a spacious open-plan living room, a large modern fitted kitchen/diner ideal for both casual meals and entertaining guests, providing a stylish space for culinary creativity, three well-proportioned bedrooms, including an impressive master bedroom, and a nicely appointed bathroom with a shower.

Outside, the delightful garden is perfect for enjoying sunny afternoons or hosting gatherings with family and friends. The property is a double-bay (bay-over-bay) mid-terrace house with facing-brick front elevations, and the roof is of slate with a tile-hung gable fascia. At the front is a walled and railed forecourt. This property offers an excellent opportunity for those seeking a comfortable family home in a vibrant community. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this charming house your new home.

Local amenities are comprehensive, and include shops, stores and supermarkets, junior and senior schools that include a popular Welsh-language primary school, parks and leisure facilities that include the lovely Roath Park and its famous lake, Heath Park, and Maindy Leisure Centre, a local Post Office and Library. Nearby Whitchurch Road has fast become well-known as a hub of local restaurants, bistros, cafes and coffee shops, and there popular pubs close-by too. Excellent bus services to and from the city centre serve the local community, and it is also only a short drive to Eastern Avenue and Northern Avenue for access on to the M4.

The Council Tax Band is E and the EPC rating is C.



Council Tax Band: E



Entrance Hall

A double-glazed front door with a side window and screen over, opens into a delightful entrance hall. Lovely period coloured tile floor. Gas and electric meter cupboards. 2 power points. Coved ceiling. Stripped wood staircase and balusters lead to the first floor. Cloaks hanging space. Central heating radiator. Central heating thermostat control. An inner hall with a terracotta tile floor accesses the kitchen. Mains smoke alarm.

Living Room

25'9" into bay x 10'5" < 13'1" approx.

A spacious and impressive open-plan living room that has a bay at the front with double-glazed picture windows and top-hung casements. Curtain pole. Coved ceiling. Feature polished woodblock floor. Two central heating radiators with thermostat controls. Power points. Double-glazed casement window at the rear. Curtain pole. Smoke alarm. 8 power points. Chimney-breast recess with natural polished wood mantle and inset gas-fired stove. Slate hearth. Open window frame to the hall. Doors to the hall and to the kitchen/diner.

Kitchen/Diner

20'11" x 9'6" approx.

A lovely open-plan area that has an excellent range of modern pale green panel door units that comprise of floor cupboards and drawers, and an island floor unit. Light oak-style worktops. White ceramic sink top with mixer tap. Tower unit housing the integrated fridge and freezer. Additional tower unit housing a built-in Lamona oven and a microwave oven. Integrated Lamona dishwasher. Cupboard housing the Beko washing machine. 4-ring Lamona stainless steel gas hob set into the island unit that separates the kitchen and dining area. A cupboard houses the Worcester combi gas central heating boiler. Fitted wall shelves. Stainless-steel chimney-style electric cooker hood. Stone tile flooring. Attractive colour tile splashbacks to the worktops. 2 spotlight fittings. 2 Central heating radiators with thermostats. 8 power points and additional appliance connections. Double-glazed side casement windows. Double-glazed patio doors open to the rear garden. Half-glazed pine panel door to the hall.

Landing

A balustraded staircase leads to the landing. 2 power points. Loft access. Smoke alarm.

Front Bedroom No. 1

13'10" into bay x 16'2" approx.

A very spacious bedroom that has a bay at the front.

Double-glazed picture windows and top-hung casements. Curtain pole. Picture window with top-hung casement to the side. Curtain pole. Coved ceiling. Alcove shelves. Period built-in shelved storage cupboard. Central heating radiator with thermostat. Power points. Stripped pine panel door to the landing.

Middle Bedroom No. 2

11'10" x 13'1" approx.

Again this is a spacious double bedroom. Double-glazed casement window. Curtain pole. Central heating radiator with thermostat. Power points. Stripped pine panel door to the landing.

Rear Bedroom No. 3

9'8" x 7'3" approx.

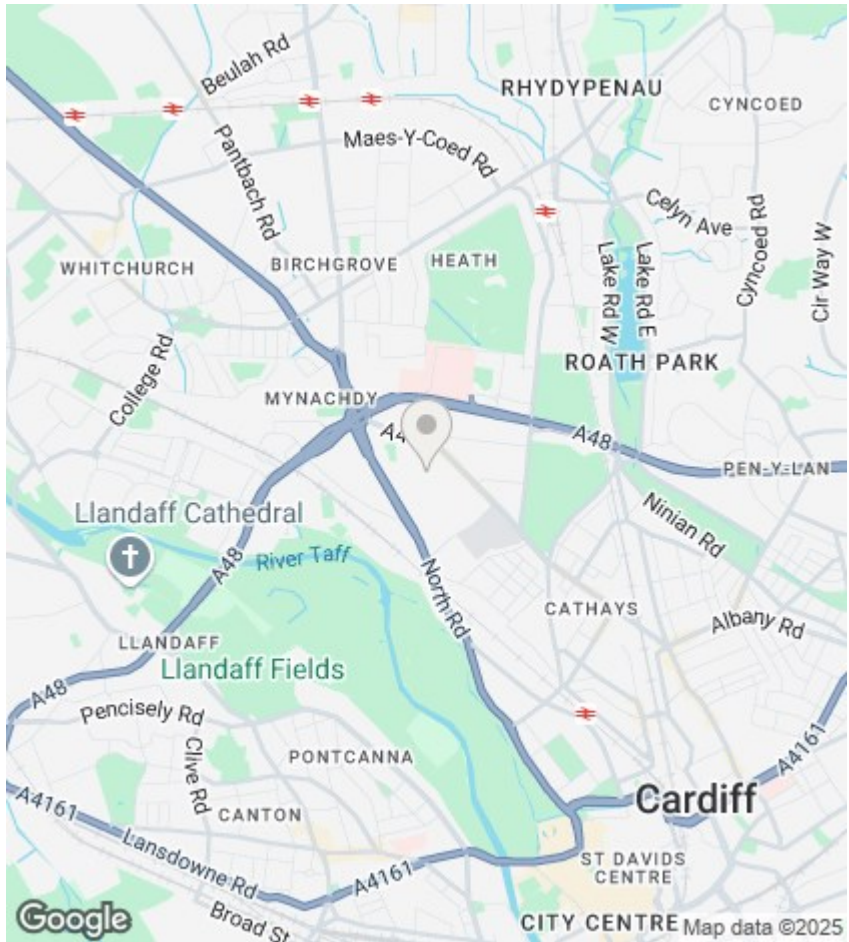
A delightful single bedroom or ideal home office/study potential. Double-glazed casement window. Curtain rail and runners. Central heating radiator with thermostat. Alcove shelves. Power points. Stripped pine panel door to the landing.

Bathroom

Having a white suite that comprises of a panelled bath with an over-bath Triton T80 electric shower. Shower curtain and rail. Square stone wash-hand basin with vanity cupboard beneath. Close-coupled toilet. Walls tiled in white ceramic tiles with inset patterned and coloured tiles. Ceramic tile floor. Heated towel rail/ radiator. Double-glazed casement window. Mirror-fronted wall cupboard. Stripped pine panel door.

Rear Garden

A delightful garden of good size that has a paved patio area, an area laid to lawn with well-stocked floral and shrubbery borders. A concrete path leads to a further paved patio area at the rear. Brick boundary walls and timber screen fencing. . Pedestrian door access to a gated rear lane. Garden store sheds. Clothes line. Tap for a garden hose connection. Patio security light.



Directions

Viewings

Viewings by arrangement only.
Call 02920342331 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	
(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	