



Penhill Road

| Pontcanna | CF11 9PQ

*Hern and Crabtree*

# PENHILL ROAD

Offers Over £325,000



## Bedroom Two 10'2" x 6'11"

A beautifully presented double bedroom. Double glazed tilt and turn window to the rear aspect. Coving to the ceiling. Feature brick fireplace. Radiator. Airing cupboard housing 'Valiant' gas combination boiler.

## Rear Garden & Balcony

Courtyard garden with raised flower borders, mature planting. Purpose built cold store/ storage shed. Recess to one side for wood store, stone chippings. Stairs leading up to a raised sitting terrace balcony which is decked with wooden Bannister and part glass. Outside cold water tap.

A superbly presented Pontcanna terraced cottage boasting views over Pontcanna fields.

This freehold house occupies a great spot for the hustle and bustle of Pontcanna and offers two double bedrooms, an open plan living/ dining room, a ground floor bathroom, and a kitchen.

A sunny rear sun terrace at the first-floor level offers an ideal spot for taking in the sun and can be accessed from the second bedroom or from steps from the rear garden, which in itself offers a lovely courtyard for relaxing in.

The property has recently been upgraded by the current owners to include; damp work with guarantee, brand new kitchen and new carpet to the first floor and stairs.

This represents a wonderful opportunity to get a foot on the ladder in one of Cardiff's most popular suburbs.

## Entrance

The property is entered through a wooden, panelled front door with double glazed obscure window over. Feature wood flooring. Archway into an open plan lounge / dining room.

## Lounge / dining room 24'1" max x 11'7" max

A beautifully presented, light and spacious open plan lounge/ dining room. Double glazed window to the front elevation. Two panelled radiators. Feature wood flooring. Feature fireplace with cast iron wood burning stove inset to chimney breast with slate hearth. Storage cupboards into the recess and fitted shelving. Freshly carpeted staircase rising to the first floor with understairs storage cupboard. Archway into an inner corridor leading to the kitchen and bathroom.

## Inner Lobby

Wooden flooring. Doors leading to the kitchen and bathroom.

## Bathroom

7'4" max x 5'5" max  
A contemporary style bathroom with a three piece suite in white comprising: panelled bath with mains pressure shower and glass screen, wash hand basin and close coupled WC. Spot lights to the ceiling. Extractor fan. Half tiled walls, WC. Heated towel rail. Slate tiled flooring.

## Kitchen

8'8 max x 7'9 max  
A recently installed, contemporary style kitchen. Well designed with matching wall and base units with complementary wooden work surfaces. Inset Belfast style sink unit. Integrated fridge and freezer. Integrated washer/ dryer.

Integrated slimline dishwasher. Pantry style unit with multiple drawers. Built in cooker with gas hob and extractor fan. Double glazed door to the rear elevation giving access to the garden and roof terrace. Double glazed window to the rear elevation giving access to the garden. Radiator. Half tiled walls.

## Landing

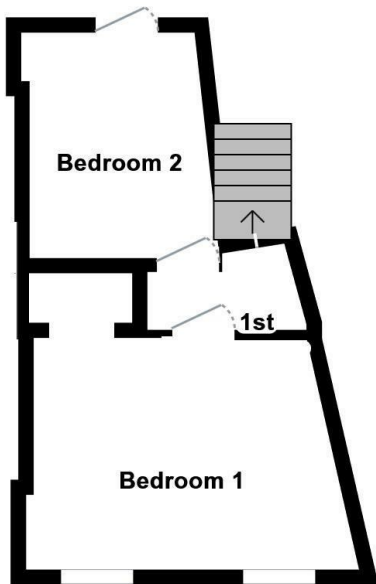
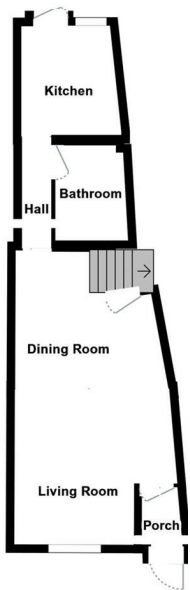
Staircase rise up from the lounge/ dining room with doors giving access to both bedrooms. Loft hatch.

## Bedroom One

14'4" max x 11' max  
A beautifully presented master bedroom. Recently installed neutral carpet. Two double glazed windows to the front elevation. Radiator. Feature fire place alcove. Recess ideal for a double wardrobe.



Call Hern & Crabtree to arrange a viewing on **02920 228135**



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



87 Pontcanna Street, Pontcanna, Cardiff, Cardiff, CF11 9HS  
Tel: 02920 228135 Email: pontcanna@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.