



Penhill Road
| Pontcanna | CF11 9PR



PENHILL ROAD

Offers Over £700,000

A beautifully presented period Townhouse located in the highly sought after Pontcanna area. This sizable three-story property benefits from a plethora of modern improvements that have tastefully transformed the property while retaining the impressive original features and character.

The ground floor features a spacious entrance hall with original tiling, bright and spacious living room, a lovely dining room and high spec kitchen to the rear of the property with bi-folding doors leading out to the garden - perfect for families & entertaining.

Four double bedrooms, two with en suites and a family bathroom completes the first floor accommodation. The second floor hosts a fifth bedroom with a further guest ensuite.

A front forecourt garden to the front of the property, while at the rear, a low-maintenance, landscaped garden with a patio sun-terrace.

This substantial property is notably well-placed looking over Llandaff fields. An unrivaled spot for easy access to Cardiff City Centre, international sports stadia, parks, Cardiff Castle, and the shops, restaurants, cafes and bistros of Pontcanna.



Front

Front forecourt garden. Low rise brick wall. Stone chippings.

Entrance

Enter via a traditional wooden door to the front elevation with glazed window over. Tiled walls. Door leading to:

Hallway

Traditional tiled flooring. Coved ceiling. Ceiling arch detail. Two radiators. Stairs rise up to the first floor. Understairs storage cupboard.

Living Room

16'2" max x 13'8" max

Double glazed wooden sash bay window to the front elevation with fitted plantation shutters. Luxury Amtico herringbone flooring. Coved ceiling. Picture rail. Cast iron feature fireplace with tiled hearth. Radiator.

Dining Room

13'3" max x 11'6" max

Two double glazed windows to the side elevation. Luxury Amtico herringbone flooring. Coved ceiling. Radiator.

Inner Hall

Double glazed skylight windows. Double glazed door leading to the garden. Luxury Amtico herringbone flooring. Radiator.

Kitchen

19'1" max x 10'11" max

Double glazed window to the side elevation. Double glazed bi-folding doors leading to the garden. Wall and base units with wooden worktops over. One bowl Belfast sink and drainer with mixer tap. Integrated five ring gas hob with tiled splashback and cooker hood over. Integrated full length dishwasher. Integrated wine cooler. Integrated fridge freezer. Integrated double oven. Integrated microwave. Kitchen island with marble worktop and space for seating. Luxury Amtico herringbone flooring. Radiator.

Laundry Room

5'8" max x 5'6" max

Base units with wooden worktops. One bowl Belfast sink and drainer with mixer tap. Plumbing for washing machine. Part tiled walls. Luxury Amtico herringbone flooring. Immersion tank.

Cloakroom

4'9" max x 6'5" max

W/C and wash hand basin. Feature half rise wooden panelling. Coved ceiling. Extractor fan. Luxury Amtico herringbone flooring.

Landing

Stairs rise up from the entrance hall. Wooden handrail and spindles. Matching bannister. Split level landing. Stairs rising up to the second floor. Double glazed skylight windows. Ceiling rose. Loft access hatch.

Bedroom One

18'0" max x 13'3" max

Double glazed bay and a half window to the front elevation with fitted plantation shutters. Two radiators. Ceiling rose. Door leading to:

En Suite

7'0" max x 4'3" max

W/C and wash hand basin. Shower quadrant with glass splashback screen. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Bedroom Two

9'10" max x 13'3" max

Double glazed window to the rear elevation. Radiator. Door leading to:

En Suite

6'11" max x 3'4" max

W/C and wash hand basin. Shower quadrant with glass splashback screen. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Bedroom Three

10'11" max x 10'11" max

Double glazed window to the rear elevation. Radiator.

Bedroom Five

9'3" max x 8'0" max

Double glazed window to the side elevation. Radiator.

Bathroom

8'5" max x 7'8" max

Double glazed obscure window to the side elevation. W/C and wash hand basin. T-shaped bath with glass splashback screen. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Second Floor Landing

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

Bedroom Four

22'4" max x 17'3" max

Double glazed window to the rear elevation. Double glazed window to the front elevation. Radiator. Storage into eave. Floor to ceiling height is 7'7" max. Door leading to:

En Suite

8'9" max x 3'6" max

Double glazed obscure window to rear elevation. W/C and wash hand basin. Shower quadrant with electric shower and glass sliding door. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Garden

Enclosed rear garden. Side access gate. Brick patio area. Stone chippings. Timber frame storage shed. Mature trees.



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

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Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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



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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.