

# Pen Y Peel Road

CANTON, CF5 1QX

GUIDE PRICE £325,000

**Hern &  
Crabtree**



# Pen Y Peel Road

A beautifully presented mid-terrace home on Pen-Y-Peel Road, Canton offering bright open-plan living in a highly convenient location.

Perfectly suited to first-time buyers, this charming two-bedroom property combines thoughtful design with a welcoming sense of space. From the moment you step inside, the house feels light and uplifting, thanks to its well-connected layout and carefully considered finishes.

At the heart of the home is the open-plan kitchen and dining area—an inviting space that's ideal for relaxed family meals or entertaining friends. Its seamless flow creates a sociable atmosphere and makes excellent use of the natural light that filters through the rear of the property.

To the front, the living room offers a warm and cosy retreat and a conservatory to the rear of the property offers a versatile space ready to be styled to your taste. Upstairs, two well-proportioned bedrooms provide peaceful places to unwind, while the centrally positioned bathroom serves the home with ease and practicality.

Beyond its charming interiors, this mid-terrace enjoys an enviable spot in Pen-Y-Peel Road, Cardiff, placing you within easy reach of local shops, green spaces and reliable transport links into the city centre. It's a location that delivers both convenience and community—ideal for those looking to settle in one of Cardiff's much-loved neighbourhoods.



**653.00 sq ft**

#### Front

Front forecourt garden. Low rise brick wall.

#### Hallway

Enter via a double glazed composite door to the front elevation with window over. Luxury vinyl tile flooring.

#### Living Room

Double glazed window to the front elevation. Inset within chimney breast. Storage and shelving into alcove. Radiator.

#### Kitchen/Diner

Double glazed window to the conservatory offering natural light. Wall and base units with wooden worktops over and upstands. Space for Range style gas cooker with tiled splashback and cooker hood over. Stainless steel one bowl sink with mixer tap. Integrated dishwasher. Kitchen island with space for seating. Space for fridge freezer. Luxury vinyl tile flooring. Radiator. Stairs rise up to the first floor. Understairs storage alcove.

#### Conservatory

Double glazed French doors leading to the rear garden. Double glazed windows. PVC roof. Plumbing for washing machine. Luxury vinyl tile flooring.

#### Landing

Stairs rise up from the kitchen/diner. Wooden handrail and spindles. Matching bannister. Stained glass window to the rear elevation. Loft access hatch.

#### Bedroom One

Two double glazed windows to the front elevation. Fitted wardrobes into the alcoves. Radiator.

#### Bedroom Two

Double glazed window to the rear elevation. Radiator.

#### Shower Room

W/C and wash hand basin. Vanity unit. Shower quadrant with fitted shower and glass door. Fitted storage. Luxury vinyl tile flooring. Heated towel rail. Extractor fan.

#### Garden

Enclosed rear garden. Stone chippings. Astro turf lawn. Timber decked seating area.

#### Additional Information

Freehold. Council Tax Band D (Cardiff). EPC rating D.

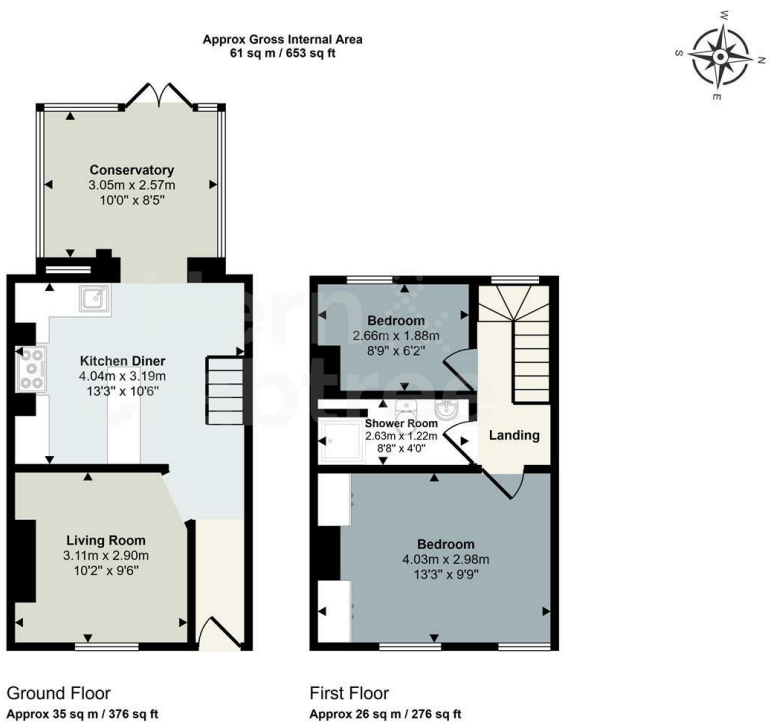
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>60</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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