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73 Marlborough Road, Penylan, Cardiff, CF23 5BU.

£500,000

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A truly charming and imposing gable fronted house of character, built circa 1914 to by Messrs Turner Builders, a well know and reputable firm of local developers, to an Edwardian style with many original period features and an elegant two storey splayed bay. This stunning family home fronts wide and tree lined Marlborough Road, a stone's throw from local parks and shops.

Also close by are further local parks within Penylan including Roath Mill Gardens and Waterloo Gardens. Local amenities also include the Roath Park Tea Rooms, Waterloo Gardens Post Office, Penylan Pantry, Penylan Bowling Club, and the Church of St Edward King and Confessor located along Westville Road.

This spacious and versatile property benefits many improvements including a modern contemporary open plan fitted kitchen and dining room (23'0 x 14'0) (2017), a modern fitted and very useful utility room (8'10 x 8'4), and a new stylish modern ground floor shower room (2017). The property also includes gas heating with panel radiators and a modern Worcester Bosch boiler (2015) with luxury UNDER FLOOR HEATING (wet system) within the kitchen, regularly serviced and covered under a British Gas Service contract.

The property was re-wired circa 2003, and a new electric consumer unit installed in 2017. The generous living space also includes an entrance reception hall (14'2 x 8'9), a large front lounge, four first floor bedrooms, a superb spacious family bathroom (12'5 x 8'5).

Circa 1985 the previous owners added a super-sized attic room, professionally installed and approached by a returning custom-made staircase from the first-floor landing, with relief's of exposed rustic brick. Whilst this space has been constructed to a high standard it does not have building regulation approval, and there for cannot be used as a bedroom. Original character features include Terrazzo floors, an elegant spindle balustrade staircase, an elegant church pew, period fireplaces, high cornice ceilings, picture rails and strip pine panel internal doors with original brass finger plates and handles. Further features include an imposing open fronted porch approached by a porcelain paved entrance path (2022), a useful rear porch (2018), and a charming walled town garden with a useful lane access. A superb family home. Must be seen!

Ground Floor Entrance Porch

Elegant open fronted porchway with arched entrance and Terrazzo threshold approached via a contemporary porcelain tiled entrance path within the deep fore courted front garden. Original tiled walls, high cornice ceiling.

Entrance Reception Hall

14' 2" x 8' 9" (4.32m x 2.67m)

A truly charming and imposing hallway of character approached via an original part panelled front entrance door with side screen windows and clear glass upper light windows, front church pew style bay seat with stained glass leaded window to front, Terrazzo flooring throughout, wide contemporary carpeted original spindle balustrade stripped pine returning staircase with pretty reveals and moulded skirting boards leading to the first floor landing, high cornice ceiling, double radiator, useful under stair storage cupboard, further built-in full height cloaks hanging cupboard.





Front Lounge

13' 9" x 13' 8" into a wide splayed bay (4.19m x 4.17m into a wide splayed bay) With elegant sash cord windows with outlooks on to the tree lined frontage road, oak flooring, high cornice ceiling, picture rail, double radiator, two wide alcoves fitted with multiple wall shelves, reproduction character fireplace with cast iron surround and slate hearth. Approached from the entrance reception hall via an original stripped pine panel door with brass handles and brass finger plates.

Kitchen And Dining Room

23' x 14' 2" narrowing to 11' (7.01m x 4.32m narrowing to 3.35m) Well fitted along three sides with a modern contemporary range of high gloss floor and eye level units in light grey with chrome slim line handles beneath square nosed laminate worktops incorporating a stainless-steel sink with chrome mixer taps, vegetable cleaner and drainer. Integrated Caple stainless steel five ring gas hob including wok burner, with stainless steel splashback, integrated oven with separate grill (Hotpoint), stainless steel canopy style extractor hood. Full range of matching eye level units, all units with soft closing doors and drawers, freestanding island unit with breakfast bar and low level storage cupboards and drawers, deep pan drawers, space for the housing of a dishwasher, space for the housing of an upright fridge freezer, stunning tiled flooring throughout, high ceiling with spotlights, replacement sash cord window with a rearward outlook, square opening leading to the dining



room area which is open plan to the kitchen with a continuous tiled floor, and inset with a charming and imposing character fireplace with cast iron grate, tiled surround and hearth, two alcoves professionally fitted with panel fronted wall cupboards and shelving, high cornice ceiling, sealed double glazed French doors that open on to the rear gardens. Double radiator. Further stripped pine panel door with contemporary stained glass leaded windows opening in to.....

Utility Room

8' 10" x 8' 4" (2.69m x 2.54m) Well fitted along three sides with a range of both floor and eye level units with chrome handles and laminate worktops a stainless-steel sink with chrome mixer taps and drainer, space with plumbing for a washing machine, space for the housing of an upright fridge freezer, wall mounted Worcester gas fired central heating combi boiler, replacement windows with side garden aspect, multi pane pine door leading to a rear porch.

Shower Room

Stylish contemporary modern white suite with retro tiled walls and splashback comprising slim line W.C., shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, large, tiled shower cubicle with chrome shower unit, clear glass shower door and screen, contemporary tiled floor, chrome vertical towel rail/radiator, ceiling with spotlights, air ventilator.



Rear Porch

Approached independently from the utility room constructed in white PVC with double glazed windows and a clear glass pitched roof inset with a PVC double glazed outer door that opens on to and overlooks the rear gardens, tiled floor.

First Floor Landing

Approached via a wide contemporary carpeted original stripped pine spindle balustrade staircase with half landing and moulded skirting boards leading to a main landing with high cornice ceiling.

Bedroom One

13' 9" x 13' 9" (4.19m x 4.19m) Approached from the landing via a stripped pine panel original door with brass handles and finger plates, leading to a double size bedroom inset with a wide splayed bay with elegant sash cord windows that overlook the tree lined frontage road, two alcoves, high cornice ceiling, picture rail, double radiator.



Bedroom Two

14' 4" x 11' 3" (4.37m x 3.43m) Approached independently from the landing via an original stripped pine panel door with brass finger plates and handles leading to a further double size bedroom with stripped pine flooring, cast iron character Victorian fireplace, two wide alcoves, high ceiling, picture rail, radiator, elegant sash cord window with an elevated outlook over the rear gardens.

Bedroom Three

11' x 8' 5" (3.35m x 2.57m) Approached independently from the landing via a stripped pine original panel door with brass handles and finger plates, radiator, wide alcoves, sash cord window with a rear garden outlook, original cast iron Victorian fireplace.

Bedroom Four

8' 9" x 7' 8" (2.67m x 2.34m) Approached independently from the landing via a stripped pine original panel door with brass handles and finger plates, high cornice ceiling, stripped pine floor, radiator, sash cord window with outlooks on to the wide tree lined frontage road.



Family Bathroom

12' 5" x 8' 5" (3.78m x 2.57m) A very large and impressive generous sized family bathroom equipped with a modern white suite comprising panel bath with chrome fittings, slim line W.C., large shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, double size ceramic tiled shower cubicle with shower unit and clear glass shower doors and screens, chrome vertical towel rail/radiator, further conventional panel radiator, obscure glass timber casement window to side, further obscure glass timber casement window to rear, stripped pine flooring.

Second Floor Landing

Approached via a custom-made carpeted returning spindle balustrade staircase leading to a second-floor landing with traditional original stripped pine panel door opening to.....

Attic Bedroom Five

14' 2" x 12' 10" minimum (4.32m x 3.91m minimum) This very useful and versatile room includes further storage space with an open fronted area measuring 6' 9" x 5 ft, together with a front gable space measuring 8' 4" x 4' 10". There are two sealed double glazed skylight windows, an elegant, exposed brick fire breast, pine flooring, access to further eaves roof space, electric power and light.



Outside Front Garden

Wide front garden inset with a contemporary porcelain tiled entrance path, with two side sections finished in bark enclosed to the front by low brick walling.

Rear Garden

A truly delightful and very charming rear garden finished in flagstone paving private and enclosed by brick built boundary walls, lined with trellising and screened further with mature shrubs and garden trees. This charming rear garden also includes a raised decked sun terrace together with side and rear borders of shrubs and plants inset with a pergola, a garden shed and a fully enclosed garden gate that provides access to the rear gated lane. Extras within the rear garden include outside lights, a useful basement storage cellar and an outside water tap.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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