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109 Westville Road, Penylan, Cardiff, CF23 5AG

£500,000

 black

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A truly imposing gable fronted three-bedroom Victorian mid terrace three-bedroom house, built circa 1900, the front inset with a two-storey splayed bay, all beneath a modern slate roof, added circa 2000.

This elegant period home retains many charming original character features including five stunning fireplaces, high cornice ceilings, picture rails, dado rails, and a most impressive entrance porch with original tiling, leading into a magnificent entrance hall with an original spindle balustrade staircase and a superb original mosaic tiled floor.

Extensively modernised in recent years, this beautiful home benefits replacement PVC double glazed windows, (circa 2010-2021), gas heating with a modern Worcester Bosch combi boiler, stylish vertical and contemporary radiators, and a full re-wire completed in 2022.

The location is excellent, as this spacious property fronts quiet and tree lined Westville Road, away from passing traffic, yet well placed conveniently within walking distance to 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.

Further substantial improvements include a new stylish and contemporary fully fitted open plan kitchen and breakfast room (23'7 x 10'0), installed in 2022, and styled with Quartz work tops and integrated appliances, together with Porcelain anti-slip tiled floors and double glazed bi-folding doors that open onto and overlook the pretty landscaped gardens.

In 2022 a stunning new bespoke bathroom was installed with a large open contemporary shower together with a free-standing roll top bath with dark black mixer taps. Very stylish! Other features include gold-coloured contemporary light switches, strip pine exposed floors, an insulated roof space which is part boarded and approached by a useful drop-down ladder, and tasteful wall decorations throughout.

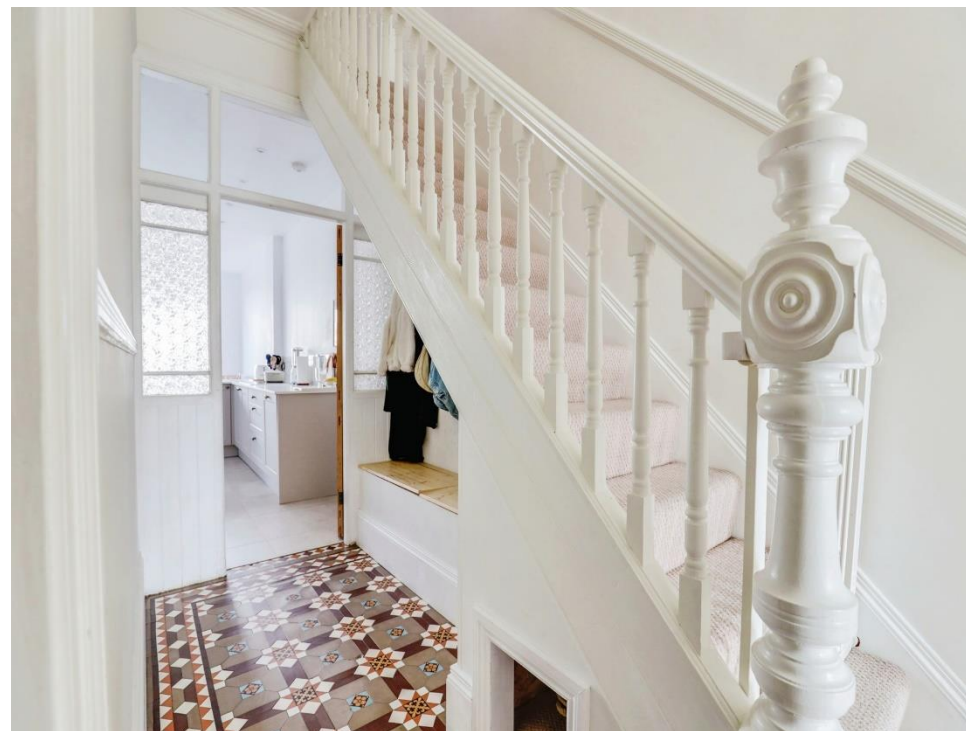
A very impressive three double bedroom period house in a stunning location Must be seen.

Entrance Porch

Approached via a solid panelled front entrance door inset with small upper light opaque glass windows opening into a front porch with original mosaic tiled flooring and original part tiled walls.

Entrance Hall

A period hallway approached via an original part panelled entrance door leading to a mosaic tiled floored hall with an original spindle balustrade carpeted staircase with wide under stair recess and useful pine topped boot cupboards, stylish contemporary radiator, moulded skirting boards, dado rail, high cornice ceiling.





Front Lounge

14' x 13' (4.27m x 3.96m) Approached via a traditional stripped pine original panel door leading to a charming front reception room inset with a stunning imposing character fireplace with cast iron grate and original tiled surround and hearth. exposed stripped pine flooring throughout, high cornice ceiling, picture rail, moulded skirting boards, replacement PVC double glazed window with outlooks on to the quiet tree lined frontage road, stylish and contemporary radiator. Gold light switch.

Dining Room

11' 2" x 9' 3" (3.40m x 2.82m) Approached from the entrance hall via an original stripped pine panel door with brass handles leading to a further elegant reception room inset with a very impressive and magnificent character fireplace with cast iron grate and original tiled surround, high ceiling, PVC double glazed clear glass window with a rear and side garden view, stylish contemporary vertical radiator, two alcoves one fitted with multiple bookshelves and a useful low level cupboard with pine sill. Gold light switch.



Kitchen And Breakfast Room

23' 7" x 10' (7.19m x 3.05m) Very well fitted open plan contemporary social space, with a full and extensive range of modern recently installed panel fronted floor and eye level units beneath granite worktops in white incorporating a Bosch Schott Ceran four ring induction hob with integrated powerful extractor, large corner walk-in pantry unit with multiple shelves including wine rack, all doors and drawers are finished in light grey with gold handles and panel fronts each with soft closing facility, full height matching storage unit housing an integrated fan assisted electric oven (Neff) with additional microwave oven, white granite worktops incorporate a white double bowl ceramic sink with gold mixer taps and granite drainer, granite breakfast bar with space for three stools, integrated AEG dishwasher, pull out recycle bin unit, space for the housing of a washer/dryer, drawers with custom made cutlery compartments, further deep pan drawers, walls part ceramic tiled, integrated fridge freezer, fully tiled flooring continuous throughout leading to a dining area with ample space for a dining table and six chairs, stylish and contemporary radiator, white PVC double glazed clear glass side window, white PVC double glazed bi-folding doors open on to a walled and landscaped rear garden. Stylish gold light switches and power points throughout, further vertical stylish contemporary vertical radiator, glass panelled pine door with China handle that leads into the entrance hall. Ceiling with multiple spotlights.



First Floor Landing

Approached via a single flight carpeted spindle balustrade staircase leading to a spindle balustrade landing with large access to roof space via a drop-down aluminium ladder, moulded skirting boards, traditional original stripped pine panel doors with characteristic handles to each of the first-floor bedrooms. Two stylish gold light switches, dado rail.

Master Bedroom

15' 1" x 14' (4.60m x 4.27m) Inside with a wide splayed bay with useful window seat and replacement PVC double glazed windows with outlooks on to the tree lined and quiet frontage road, further PVC replacement double glazed window to front, stripped pine exposed flooring throughout, imposing character fireplace with cast iron grate and original tiled surround, two alcoves, high ceiling, stylish and contemporary vertical radiator, extensive range of full height modern contemporary panel fronted wardrobes. Stylish gold light switch.

Bedroom Two

11' 3" x 9' 3" (3.43m x 2.82m) Approached from the landing via an original traditional stripped pine panel door with brass handle leading to a further double size bedroom, with exposed stripped pine flooring, two alcoves, picture rail, high ceiling, imposing character fireplace with cast iron grate and original tiled surround, white PVC double glazed replacement clear glass window to rear.



Bedroom Three

10' 10" x 9' 10" (3.30m x 3.00m) Measurement into an entrance recess. Approached independently from the landing via an original traditional stripped pine panel door with characteristic handle leading to a further double size bedroom, also inset with an original cast iron character fireplace, stylish exposed stripped pine floors throughout, stylish contemporary radiator, clear glass PVC double glazed replacement window with a pleasing rear garden outlook. Stylish gold light switch.

Family Bathroom

11' 5" x 6' 7" (3.48m x 2.01m) A fabulous space beautifully remodelled and equipped with a stylish and contemporary white suite with tiled walls and floor comprising freestanding roll top bath with dark black mixer taps and a chrome pop-up waste, stunning wall mounted vanity unit with multiple drawers each with soft closing facility and incorporating a mounted circular shaped wash hand basin with dark black mixer taps and matching pop-up waste. W.C. with concealed cistern, wet room style contemporary shower with natural soakaway and clear glass screen with matching dark black mixer taps and rainfall shower unit. Two PVC double glazed obscure glass windows to side, stylish and contemporary radiator/towel rail in white and black. Ceiling with multiple spotlights, air ventilator.



Outside Front Garden

Neat fore courted front garden largely finished in stone behind a dwarf brick-built boundary wall surmounted with decorative railings, approached from the pavement line via a decorative garden gate leading to an original tiled entrance path.

Rear Garden

Laid to lawn beyond a porcelain paved sun patio with matching double width porcelain tiled entrance path leading to a garden gate with rear lane access. The garden is enclosed by secure boundary walls partly lined with climbing plants and wisteria.







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