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Deri Road, Penylan Cardiff
£550,000

 peter
alan

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About the property

Peter Alan are delighted to present to the market this exceptional Period Three Bedroom Mid Terrace property located on the sought after Deri Road. A quiet, tree-lined street within easy walking distance of local shops and the nearby parks. Sensitively restored throughout and reconfigured beautifully to create a blend of period charm mixed with modern aesthetic. This house is delightful, and would make the perfect family home. Offering Generous open plan kitchen, living dining area with stunning polished concrete floors, underfloor heating, overhead glass skylight and utility room. Inviting and spacious entrance hallway with original mosaic tiled floor. Living room with charming fireplace with large log burning stove and high ceilings, leading through to the feature kitchen living area which has been created and perfectly finished and extended with ample storage, WC and shower room, through impressive full height sliding doors into attractive, low maintenance, south facing rear garden with additional private lane access. To the first floor you will find three spacious bedrooms with wooden floors, high ceilings and timber sash windows throughout and a modern bathroom.

Accommodation

The Property

Local amenities include Waterloo Gardens and Roath Mill Gardens, Waterloo Teahouse, Waterloo Gardens Post Office, Penylan Pantry, Roath Church House, Penylan Bowls Club, and St Margaret's Church. A substantially improved Edwardian Property modernised throughout while restoring all of its original features including Bath Stone frontage and timber sash double glazed windows. A very impressive three double bedroom period house with contemporary ground floor extension in a stunning location Must be seen.

Entrance Hallway

Through original stained glass door enter into a beautiful double width hallway with restored original Edwardian tiled floor, original style radiator, restored cornice and bespoke fitted cupboard leading to living room, shower room and rear of house.

Living Room

12' 1" max x 14' 1" max (3.68m max x 4.29m max)

Cosy bay fronted living room with high ceilings, fireplace with wood burning stove, bespoke fitted cupboards with hidden TV space, restored exposed timber floor, unique style bay radiators, large timber sash windows with stylish café style shutters and restored picture rails and cornice.

Downstairs Shower Room

Stylish fully tiled ground floor shower room with modern black fixtures and dual showers.





Kitchen

11' 6" max x 12' 1" max (3.51m max x 3.68m max)
Step down into a significantly and stylishly remodelled open plan living/kitchen/dining space with polished concrete floor throughout, under floor heating and original cornice. Boasting a DeVOL, The Real Shaker kitchen, with bespoke handmade and painted solid timber doors, bespoke cupboards including space for recycling and integral dishwasher, full height cabinet wall with large pantry and substantial high level storage, Belfast sink and aged brass tap and fittings. This beautiful kitchen is finished with a quartz worktops, aged brass fittings, open display shelving in alcoves and space for a freestanding electric range style cooker within the original fireplace.

WC

Downstairs WC with contemporary tiled floor and original style Burlington sink and toilet with traditional high level cistern, chrome fittings and Worcester boiler.

Utility Room

Stacked washing machine and dryer space with high level storage and contemporary flooring.

Living And Dining Space



19' 1" max x 12' 5" max (5.82m max x 3.78m max)
Large relaxing space looking into an attractive green outdoor garden with room for two large settees, large dining table and freestanding storage cabinets. This flexible space benefits from level access to the wildlife rich garden - through three impressive tall aluminium triple track double glazed sliding doors, a projector wall, underfloor heating, large flat roof with large roof light above and extensive lighting options throughout.

Staircase And Landing

Rise up painted timber stairs with central woven carpet runner to light spacious landing leading to:

Bedroom One

12' 1" max x 14' 1" max (3.68m max x 4.29m max)
Beautiful bay fronted bedroom with high ceilings, original picture rails, unique style radiators, large timber sash windows with stylish cafe style shutters and fitted blinds and original stripped back door.

Bedroom Two

11' 6" max x 12' 1" max (3.51m max x 3.68m max)
Spacious bedroom benefiting from morning sun with large timber sash window, exposed original timber floor,



open fireplace with cast iron surround and original stripped back door.

Bedroom Three

6' 1" max x 8' 1" max (1.85m max x 2.46m max)
Calm bedroom/workspace with large timber sash windows and cafe style shutters with fitted blinds, exposed painted floorboards and original stripped back door.

Bathroom

Contemporary tiled bathroom with Roca fixtures including bath with shower, hanging toilet, wall mounted sink and discrete pull out drawer, heated towel rail, large timber sash sliding window and dimmable lights.

Attic Space

Large boarded space with extant planning permission to be converted with dormer into bedroom/s and ensuite bathroom.

Front Garden

Private front garden enclosed low boundary wall (with original Bath Stone cap) and mature landscape privet hedge creating natural privacy and shade. Gravel



garden with space for ancillary and discrete bin storage.

Rear Garden

South facing back garden with stone boundary walls, larch decked covered terrace, private seating/ dining area and wide access gate to rear lane. Naturally landscaped with a mixture of inherited traditional planting and modern biodiverse features including central wild flower meadow (flowering from March to October), small pond, wildlife wall and three large silver birch trees. Also includes an outdoor tap, electrical sockets, sensitive outdoor spotlights, contemporary canopy and timber bike store.

The Property

Local amenities include Roath Park Lake, Roath Park Tea Rooms, Waterloo Gardens Post Office, Penylan Pantry, Penylan Bowling Club, and the Church of St Edward King and Confessor. A substantially improved Edwardian Property modernised throughout but maintaining all of it's original features. A very impressive three double bedroom period house in a stunning location Must be seen.



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