

Jeffrey Ross

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS



SANDRINGHAM ROAD  
PENYLAN



## Sandringham Rd, Roath, CRF

Main Building: Total Interior Area 1688.57 sq ft



Ground Floor

1st Floor



PREPARED: 2024/04/02

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Spacious Dream family home.  
Positioned in a fantastic spot  
overlooking Mill Gardens in Penylan

Comments by - Mr Ramzy Bancroft



## SANDRINGHAM ROAD

PENYLAN, CF23 5BL - ASKING PRICE £725,000



4 Bedroom(s)



1 Bathroom(s)



1700.00 sq ft

A beautifully presented & impressive family home offered for sale on one of the most popular roads in Penylan.

Occupying a prime position on the corner of Sandringham road and Grenville road, this period property has fantastic views over Mill Gardens. The accommodation comprises a great size entrance hall, lounge, dining room, sitting room with side bay window and wood burner, fitted kitchen, utility / conservatory and WC to the ground floor. Upstairs you have 4 good size bedrooms, WC & family bathroom, as well a spacious loft space offering substantial storage space, & potential for conversion. To the rear you have an enclosed private south facing garden with side access, as well as a detached WORKSHOP / GARAGE with both access from the garden & independently from the road. Full of charming features such as original sash windows, wood floors, and wood burning stoves. A truly stunning property. Offered with no onward chain

### PROPERTY SPECIALIST

**Mr Ramzy Bancroft**  
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Branch manager





**Front**  
Corner property with front and side forecourt gardens. Mature shrubs and plants, iron railings, original tiled pathway leading to porch

**Porch**  
Original tiled floor and walls, enter via original glass panel door to;

**Hall**  
2.85m x 4.22m (9'4" x 13'10")  
Lovely period entrance with original stained glass window and terrazzo tile floor, built in window seat, radiator, stairs to first floor, dado rail, storage under stairs, coved ceiling

**Lounge**  
4.47m x 4.10m (14'7" x 13'5")  
Bay window to front with original sash windows, exposed wood floorboards, original picture rail and coved ceiling, wood burner, radiator

**Sitting Room**  
4.64m x 4.60m (15'2" x 15'1")  
Bay window to side with original sash windows, oak floor, radiator, original picture rail and coved ceiling, wood burning stove, matching slate hearth and surround, door to utility area

**Dining room**  
3.75m x 3.55m (12'3" x 11'7")  
Quarry tile floor, original sash window to rear, wood panelled walls, period fire /bread oven and matching surround, built in corner cupboard, coved ceiling, door to;

**Kitchen**  
3.20m x 3.93m (10'5" x 12'10")  
A range of matching wall and base shaker style units, light Corian worktop, tile splash back, inset stainless steel sink and drainer, mixer tap, integrated dishwasher, space for fridge freezer, space for gas cooker, fitted extractor hood, cupboard housing boiler, slate tile floor, radiator, uPVC double glazed window and door to garden, opening to;

**Utility area**  
2.46m x 2.93m (8'0" x 9'7")  
Slate tiled floor continued, wall and base units, Belfast style sink, space for washing machine, radiator, uPVC double glazed window to rear, door to;

**WC**  
Low level WC, slate tiled floor, uPVC double glazed window to rear

**Landing**  
Wood floors, loft access, original sash window to side, built in corner cupboard, airing cupboard with fitted shelving, built in over head storage cupboard, dado rail, coved ceiling, and uPVC double glazed window to side

**Bedroom Three**  
2.68m x 3.47m (8'9" x 11'4")  
Wood floor boards. uPVC double glazed window to rear, original fireplace and tiled hearth, radiator, original picture rail, coved ceiling

**Bedroom One**  
4.53m x 4.07m (14'10" x 13'4")  
Bay window to front with original sash windows offering fantastic park views, wood floor boards, radiator, coved ceiling

**Bedroom Two**  
4.49m x 4.35m (14'8" x 14'3")  
Bay window to side with original sash windows, wood floor boards, original picture rail and coved ceiling, period iron fireplace surround, radiator

**Bedroom Four**  
2.85m x 2.17m (9'4" x 7'1")  
Original glass panel double doors to balcony offering fantastic views over the park, radiator, coved ceiling, laminate floor

**Bathroom**  
2.03m x 2.54m (6'7" x 8'3")  
Freestanding bath, pedestal wash hand basin, radiator, wood panelled walls, uPVC double glazed window to rear, recessed double shower with fitted shower and tiled walls

**WC**  
Traditional toilet with over head cistern, original sash window to rear, wood panelled walls

**Loft**  
Accessed via drop down ladder, skylight windows to rear, carpeted floor built in storage in eaves. Potential to be converted

**Garden**  
Fully enclosed rear garden with paved patio, level lawn, plant boarders, gate to side offering side access, door to;

**Garage / Workshop**  
4.40m x 8.09m (14'5" x 26'6")  
A substantial detached building, accessed both from the garden and independently from Grenville Road.  
Power and lighting, inspection pit, large doors to front, windows to side, roof light windows, upper storage mezzanine level, ideal garage or workshop with serious potential for conversion

**Tenure**  
Freehold, but this is to be confirmed by your solicitor

**Council Tax**  
Band G

**School catchment**  
Marlborough Primary School  
Cardiff High School  
Ysgol Y Berllan Deg  
Ysgol Gyfun Gymraeg Bro Edern  
\* this is subject to change & availability



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





