



BALACLAVA ROAD


PENYLAN





BALACLAVA ROAD

PENYLAN, CF23 5BB - £700,000

 4 bedroom(s)  3 bathroom(s)  2917.00 sq ft

We are pleased to offer FOR SALE this impressive and beautifully presented period home, in Penylan. This unique end of terrace, double-fronted property, has been lovingly restored by the current owners who have made it into a super family home. Boasting lots of "mod cons" such as under-floor heating, solar panels, EV charger and security system, the property also retains and showcases the fantastic original features. The layout is spacious and flexible, with a central entrance hall, front lounge with wood burner, great size sitting room, utility room, shower room and lovely open plan kitchen diner overlooking the garden. Upstairs there is a modern bathroom and sperate WC, three double bedrooms, walk-through dressing room and ensuite shower room. There is also an additional large room in the attic with ample built-in storage. Outside there is an enclosed low-maintenance garden with a power & lighting, which is ideal for entertaining, plus a large and spacious hot tub. The property also offers the very rare feature of DOUBLE OFF ROAD PARKING with two garages, complete with power, lighting, electric roller shutters and lots of storage space.

Balaclava Road is very well-connected, located just a very short walk from Wellfield Rd and a choice of parks, as-well as close proximity to Marlborough Road primary, Heath Hospital and Cardiff city centre.

We would strongly advise a viewing to appreciate the size and quality of this property

PROPERTY SPECIALIST

Mr Ramzy Bancroft

Ramzy@jeffreygross.co.uk


02920 499680

Branch manager







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

77













weber





HALL

LOUNGE

4.01m x 4.24m (13'2" x 13'11")

FAMILY ROOM

4.65m x 7.11m (15'3" x 23'4")

DINING ROOM

3.38m x 3.66m (11'1" x 12')

KITCHEN DINER

4.50m x 3.40m (14'9" x 11'2")

UTILITY ROOM

2.84m x 2.72m (9'4" x 8'11")

SHOWER ROOM

2.57m x 1.68m (8'5" x 5'6")

LANDING

BEDROOM 1

5.56m x 3.35m (18'3" x 11')

DRESSING ROOM

3.73m x 1.96m (12'3" x 6'5")

ENSUITE SHOWER ROOM

3.53m x 1.75m (11'7" x 5'9")

ROOF TERRACE

BEDROOM 2

4.62m x 3.28m (15'2" x 10'9")

BEDROOM 3

3.35m x 3.73m (11' x 12'3")

BATHROOM

4.29m x 3.00m (14'1" x 9'10")

WC

LOFT BEDROOM

8.43m x 3.35m (27'8" x 11')

GARDEN

TENURE

Freehold, but this is to be confirmed by a buyers solicitor

TWO GARAGES

Electric roller shutter doors, electric, lighting, Electric Vehicle charging point

COUNCIL TAX

Band - H

SCHOOL CATCHMENT

Marlborough Primary School (year 2024-25)

Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

* Subject to availability & Change *



“
A super property packed full of both
Original & modern features, as well as 2
garages!!!

Comments by Mr Ramzy Bancroft
”

Balaclava Rd, Penylan, CRF

Main Building: Total Interior Area 2356.54 sq ft



Ground Floor



1st Floor



2nd Floor



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.

www.jeffreyross.co.uk

Jeffrey Ross