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CARDIFF

VALE

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BRISTOL

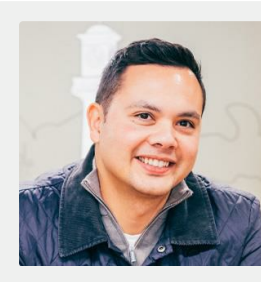


Pen-Y-Lan Terrace
PENYLAN



A house packed full of features, character and potential. Planning approved for extending, which would make this an ultimate

Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
Branch manager

Ramzy@jeffreycross.co.uk



"We have loved this home and spent a lot of time and effort renovating, to bring the property back to life"

Comments by the Homeowner

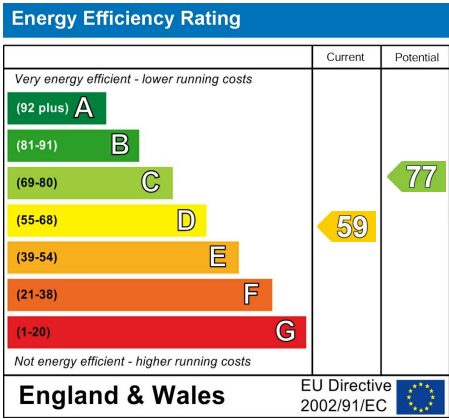


Total Area: 1371 ft² ... 127.4 m²
All measurements are approximate and for display purposes only



Hall	Garden
Lounge 13'3" x 13'7" (4.05m x 4.16m)	Garage
Dining Room 11'5" x 13'11" (3.48m x 4.26m)	Tenure Freehold, but this is to be verified by your solicitor
Kitchen 8'10" x 11'1" (2.71m x 3.40m)	Council tax Band - F
Pantry	School Catchment Marlborough Primary School Cardiff High School
Conservatory 17'2" x 7'4" (5.24m x 2.26m)	Ysgol Y Berllan Deg Ysgol Gyfun Gymraeg Bro Ederm
WC & storage shed	* Subject to availability *
Landing	Additional info We have been informed by the sellers that the following work has been done -
Bedroom 1 11'8" x 13'7" (3.58m x 4.16m)	New boiler - 2019 New bathroom - 2019 Floors professional sanded throughout - 2021 Log burner installed - 2022 New kitchen - 2025
Bedroom 2 12'0" x 13'9" (3.66m x 4.20m)	
Bedroom 3 8'7" x 8'9" (2.62m x 2.67m)	
Bathroom	

C A R D I F F V A L E C A E R P H I L L Y B R I S T O L



Pen-Y-Lan Terrace

Penylan, Cardiff, CF23 9EU

Offers Over

£475,000



3 Bedroom(s)



1 Bathroom(s)



1371.00 sq ft



Contact our
Penylan Branch
02920 499680

* OFFERS OVER £475,000 *

We are delighted to offer this stunning end of terrace property, showcasing character features and modern comfort. Boasting a lovely period entrance, three bedrooms, four piece bathroom, spacious lounge with wood burner, stunning dining room with with panelled walls, and feature wallpaper, conservatory, WC & kitchen with newly fitted units & pantry. Outside there is a sunny rear garden, garage with lane access. Packed full of original features, with professionally sanded floors, complimented by a characterful interior, decorated in heritage colours. The property further offers approved planning for a single storey rear extension including raised platform/steps to rear, rear dormer and roof lights to the front elevation.



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