

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



PEN-Y-LAN TERRACE
PENYLAN



ENTRANCE HALL

LOUNGE

3.86mm x 3.86mm (12'8m x 12'8m)

KITCHEN / DINING / DAY ROOM

8.28mm x 5.08mm (27'2m x 16'8m)

UTILITY ROOM / GROUND FLOOR W.C

LANDING

BEDROOM ONE

3.86mm x 3.58mm (12'8m x 11'9m)

BEDROOM TWO

3.96m x 3.86m (13'0 x 12'8)

BEDROOM THREE

2.87mm x 2.11mm (9'5m x 6'11m)

BATHROOM

BEDROOM FOUR

5.74m x 3.51mm (18'10 x 11'6m)

EN-SUITE

GARDEN

ADDITIONAL INFORMATION

New kitchen (Rokpunkt – bespoke German handle-less kitchen) installed 2024

- Underfloor heating throughout the kitchen/diner and utility
- Quooker boiling water tap
- Integrated dishwasher and bin system within island, together with dual temperature wine fridge
- Air conditioning system for master bedroom (heating and cooling)
- Remote controlled electric blind for master bedroom
- Adopted rear lane with secure gated access at both ends (from Llwyn y Grant Terrace and Pen y Lan Terrace)
- Works (planning and building regs available) include: Kitchen extension completed 2017
Loft extension completed 2024

TENURE

Freehold - To be confirmed by your legal Advisor

COUNCIL TAX

Band F

SCHOOL CATCHMENT

Marlborough Primary School
Cardiff High School

Ysgol Y Berllan Deg

Ysgol Gyfun Gymraeg Bro Edern

* Subject to Availability*





PEN-Y-LAN TERRACE

PENYLAN, CF23 9EU - £595,000

 4 Bedroom(s)  2 Bathroom(s)  1653.00 sq ft

Nestled in the charming suburb of Penylan, Cardiff, this exquisite four-bedroom house on Pen-Y-Lan Terrace offers a perfect blend of modern living and traditional elegance. Spanning an impressive 1,653 square feet.

The heart of the home is undoubtedly the extended kitchen, dining, and day room, which provides a bright and airy space for culinary adventures and family gatherings. This area seamlessly connects to the garden, allowing for a delightful indoor-outdoor living experience. The utility room, complete with a convenient ground floor W.C., adds to the practicality of this well-designed home.

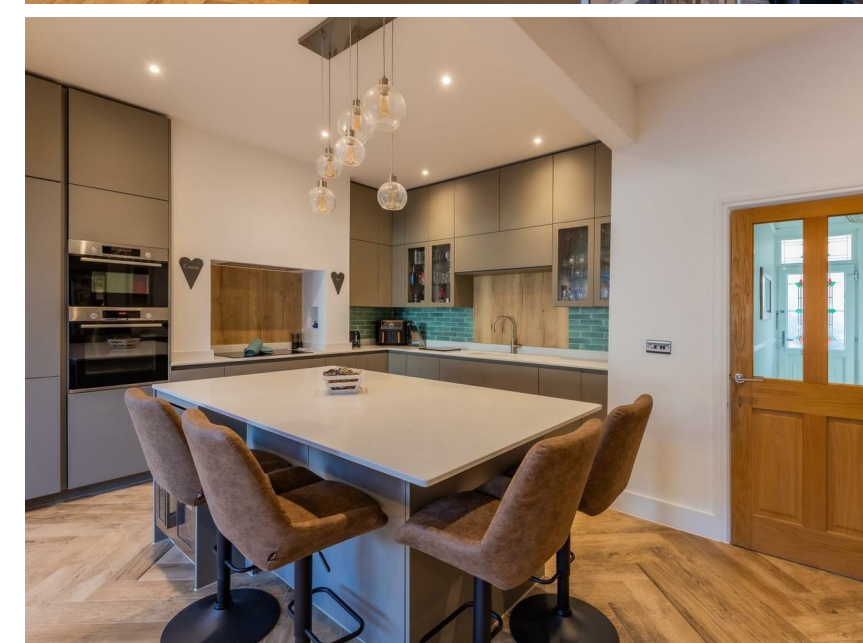
Upstairs, you will find a superb loft conversion featuring an en-suite bathroom, offering a private retreat for the master bedroom. The additional three bedrooms are generously sized, providing ample space for family or guests. Each room is presented in immaculate condition, ensuring a move-in ready experience.

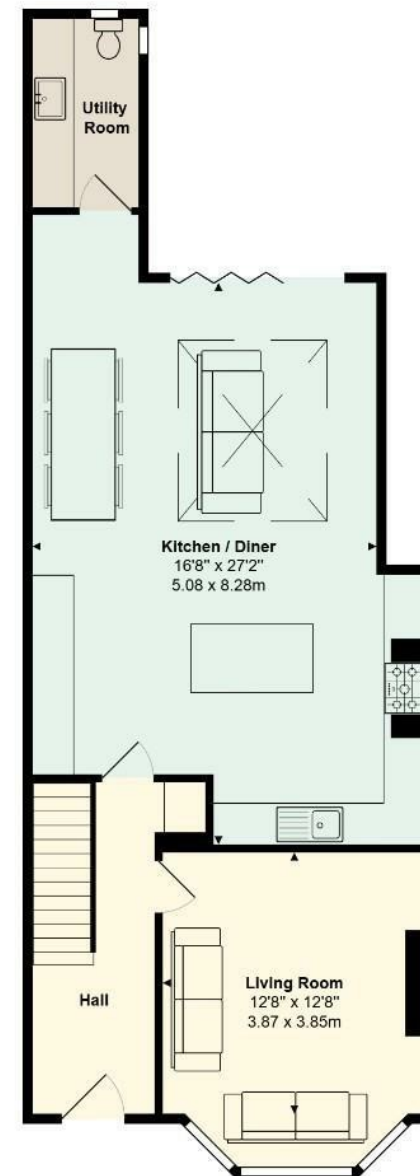
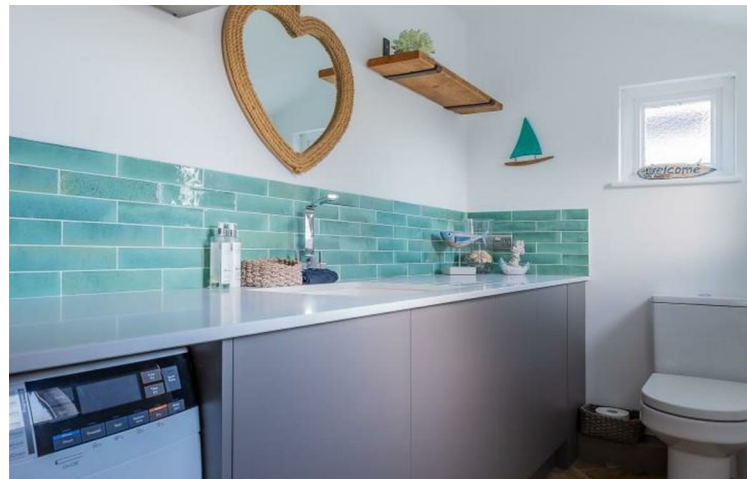
Situated on a leafy road, this property enjoys a prime location that combines the tranquillity of suburban life with easy access to local amenities and transport links. Whether you are looking for a family home or a stylish residence in a sought-after area, this house on Pen-Y-Lan Terrace is sure to impress. Don't miss the opportunity to make this stunning property your own.



PROPERTY SPECIALIST

Mrs Amanda Trinder
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Senior valuer

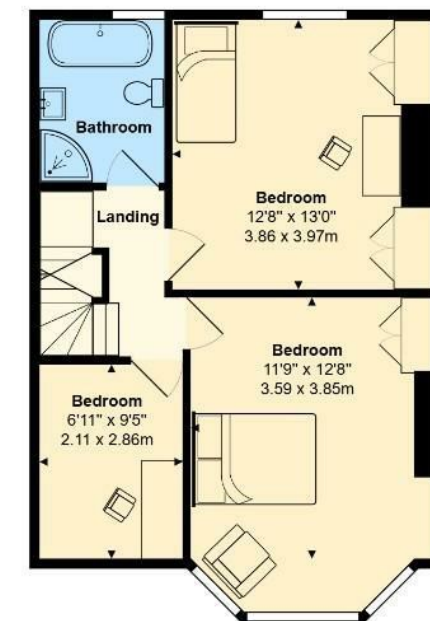




Penylan Terrace

Total Area: 1653 ft² ... 153.6 m²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC