



11 Pen-Y-Lan Terrace, Cardiff, CF23 9EU

£2,000 Per Month

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Description

This traditional double bay fronted terraced house located at 11 Pen-Y-Lan Terrace, Penylan, Cardiff, offers a perfect blend of classic charm and modern amenities. Available to rent from 2nd August 2024, this property is ideal for families seeking spacious living in a sought-after area. The ground floor welcomes you with a large entrance hall featuring original tiled flooring and stained glass windows. Two separate reception rooms, each with original wood block parquet flooring and cast iron gas coal effect fireplaces, offer ample space for family gatherings and relaxation. The fitted kitchen is equipped with a range of base, eye level, and drawer units, a breakfast bar, built-in electric oven, hob, overhead extractor unit, and integral under counter fridge and dishwasher. The adjacent conservatory, accessible from both the dining room and kitchen, provides a bright space overlooking the well-maintained rear garden. The first floor comprises three bedrooms and a family bathroom featuring a white four-piece suite, including a 'P' shaped panelled bath with shower. The second floor houses the master bedroom with an en-suite shower room, offering privacy and comfort. The front garden, enclosed by a low-level brick boundary wall with wrought iron railings, is largely laid to decorative stones with mature plants. The fully enclosed rear garden is a haven with mature flowers, shrubs, and a patio area ideal for alfresco dining. The property also includes a garage accessed via the rear lane. Throughout the house, you'll find a plethora of original features, including cast iron fireplaces, parquet flooring, and stained glass windows. Modern conveniences such as gas central heating and a Glow Worm boiler add to the property's appeal. Situated in Penylan, this home is within a short drive from Albany Road, Wellfield Road, and City Road, offering a variety of local amenities including shops, bars, pubs, and restaurants. Roath Park Lake and the Recreational Ground are nearby, along with excellent transport links to the A48 and M4.

Entrance Hall

Enter via original wooden door with obscure stained glass window, original tiled flooring, wall papered walls with picture rail and dado rail, coved and textured ceiling, wall mounted radiator, doors leading to the lounge and dining room, stairs leading to the first floor with original balustrade and spindles, stained glass window looking into the kitchen and to the front aspect.

Lounge

13'4" x 13'9" max (4.07m x 4.21m max)

Enter via original wooden door, original wood block parquet flooring, wall papered walls with picture rail, coved and textured ceiling, wall mounted double panelled radiator, cast iron gas coal effect fireplace decorative tiles and tiled hearth, original wooden sash bay window to front aspect.

Kitchen

9'8" x 9'10" max (2.96m x 3.01m max)

Open access from the dining room, kitchen comprising of a range of base,

eye level and drawer units with complementary roll edge worktops to include a breakfast bar, stainless steel one and a half bowl sink with draining board and mixer tap, built in electric oven, hob and overhead extractor unit, integral under counter fridge and dishwasher, ceramic tiled flooring, smooth walls with tiled splash backs, smooth ceiling with recess spotlights, wall mounted double panelled radiator, wooden door with glass panel insert to the conservatory, decorative windows to both the conservatory and the entrance hall.

Dining Room

10'10" x 13'1" max (3.31m x 4.01m max)

Enter via original wooden door, original wood block parquet flooring, wall papered walls with picture rail, coved and textured ceiling, cast iron gas coal effect fireplace with a tiled hearth and wooden mantle, wooden double doors with glass panel inserts opening into the conservatory with windows either side.

Conservatory

6'6" x 17'0" max (2.00m x 5.20m max)

Accessed from both the dining room and the kitchen, ceramic tiled flooring, rendered walls, plastic panelled ceiling, doors leading to the utility, cloakroom and rear garden, open hatch to utility, double glazed windows to rear aspect.

Utility Room

Enter via wooden door, concert flooring, brick walls with wall mounted shelves, textured ceiling, wall mounted Glow Worm boiler (approximately two years old on a Home Service plan with British Gas), space and plumbing for a washing machine and upright fridge / freezer.

Cloakroom

Enter via white wooden door, painted brick block flooring, rendered walls, smooth ceiling, low level water closet, obscure window to side aspect.

First Floor Landing

Access via carpeted stairs with original wooden balustrade, carpeted landing, wall papered walls with picture rail and dado rail, doors leading to three bedrooms and the family bathroom, stairs leading to the second floor.

Bedroom One

12'5" x 13'10" max (3.80m x 4.22m max)

Enter via original wooden door, wood flooring, wall papered walls with picture rail and two wall mounted up-lights, coved and textured ceiling, wall mounted radiator, two built in double wardrobes to alcoves, ornate cast iron fireplace with a tiled hearth and wooden mantle, original wooden sash bay window to front aspect.

Bedroom Two

10'9" x 13'2" max (3.30m x 4.03m max)

Enter via original wooden door, wood flooring, smooth walls with picture rail,

coved and textured ceiling, wall mounted double panelled radiator, built in double wardrobe and storage unit with drawers to alcoves, ornate cast iron fireplace with a tiled hearth and wooden mantle, window to rear aspect overlooking the rear garden.

Bedroom Three

8'8" x 9'5" (2.66m x 2.88m)

Enter via original wooden door, wood flooring, smooth and wall papered walls with picture rail, textured ceiling, wall mounted radiator, original sash windows to front aspect.

Family Bathroom

6'8" x 10'2" (2.04m x 3.10m)

Enter via original wooden door, bathroom comprising of a white four piece suite consisting of low level water closet, pedestal wash basin, bidet and 'P' shaped panelled bath with shower mixer attachment, wall mounted electric shower and glass shower screen, cushion flooring, smooth partly tiled walls, smooth ceiling with recess spotlights, storage alcove and built in airing cupboard housing hot water cylinder, wall mounted brushed chrome towel rail radiator, two white UPVC double glazed windows to rear aspect.

Second Floor Landing

Access via carpeted stairs with wooden banister, carpeted landing, smooth walls, smooth and vaulted ceiling, door leading to bedroom four, Velux window to rear aspect.

Bedroom Four

15'5" x 15'7" max (4.70m x 4.75m max)

Enter via wooden door, carpeted flooring, smooth walls, smooth and vaulted ceiling, storage to eaves on both sides, door leading to en-suite shower room, two Velux windows to rear aspect.

En-Suite Shower Room

6'5" x 8'9" (1.96m x 2.67m)

Enter via wooden door, en-suite shower room comprising of a white three piece suite consisting of low level water closet, pedestal wash basin and shower cubicle with wall mounted power shower, cork tiled flooring, smooth partly tiled walls, smooth and vaulted ceiling, storage to eaves, Velux window to front aspect.

Front Garden

Decorate front garden is enclosed by low level brick built boundary wall with wrought iron railings and a metal allowing for acces from the pavement, tiled footpath leading to the front door, largely laid to decorative stones with mature plants.

Rear Garden

This very well maintained and fully enclosed rear garden is accessed from the conservatory, complete with an abundance of mature flowers and shrubs in the planting areas, largely laid to lawn with a patio paved area ideal for Alfresco dining, decorative stone area to the rear picket fence, access to the garage via the up and over doors, gate allowing for acces to the rear lane, brick built walls and wooden fences to boundaries, wall mounted outside water tap.

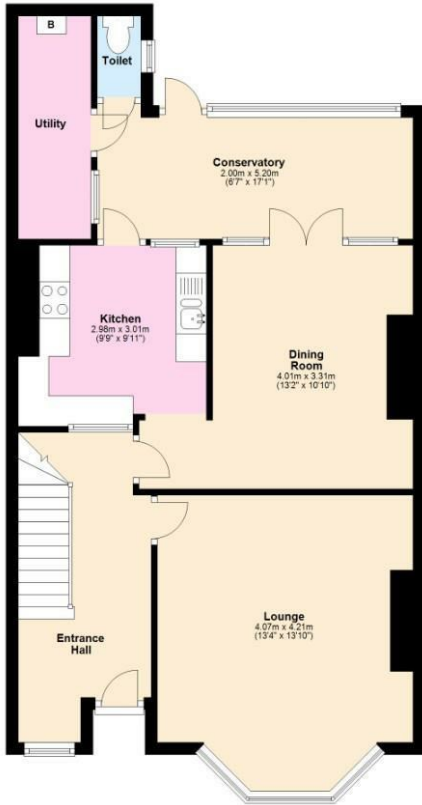
Double Garage

Access via up and over door from the rear lane, door to side allowing for access to the rear garden.

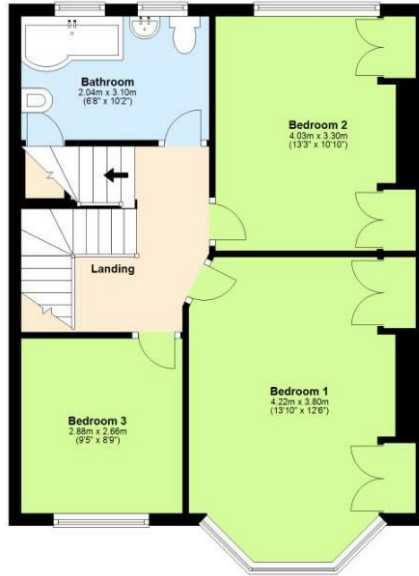




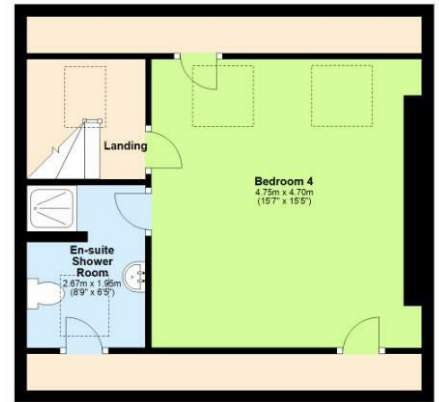
Ground Floor



First Floor



Second Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
68	84

Environmental Impact (CO ₂) Rating	
Current	Potential
61	80

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.