



£695,000

, Balaclava Road, Penylan, Cardiff CF23 5BB



- Beautifully restored double-fronted end-of-terrace home in Penylan
- Combines period charm with modern features like under-floor heating, solar panels, and EV charger
- Versatile attic conversion with ample storage
- Four double bedrooms, large master with en-suite and walk-through dressing room
- Double off-road parking and two garages with power and lighting
- Close to Wellfield Road shops, parks, schools, and Cardiff city centre
- Low-maintenance garden with power, lighting, and hot tub
- Located In sought-after Penylan area



Outside, the low-maintenance enclosed garden is perfect for outdoor entertaining. Equipped with power and lighting, it's an ideal space for hosting summer gatherings, with the added luxury of a large, spacious hot tub for ultimate relaxation. The property also boasts the rare feature of double off-road parking, a true rarity in this area. This is complemented by two garages, both equipped with power, lighting, and electric roller shutters, offering excellent storage options and secure parking.

Location

Balaclava Road is ideally located within walking distance of the vibrant Wellfield Road, offering an array of shops, cafes, and restaurants. The property is also close to a selection of local parks, perfect for outdoor activities. Families will appreciate the proximity to Marlborough Road Primary School, while commuters will benefit from easy access to the Heath Hospital and Cardiff city centre, both just a short distance away.

With its blend of period features, modern amenities, and fantastic

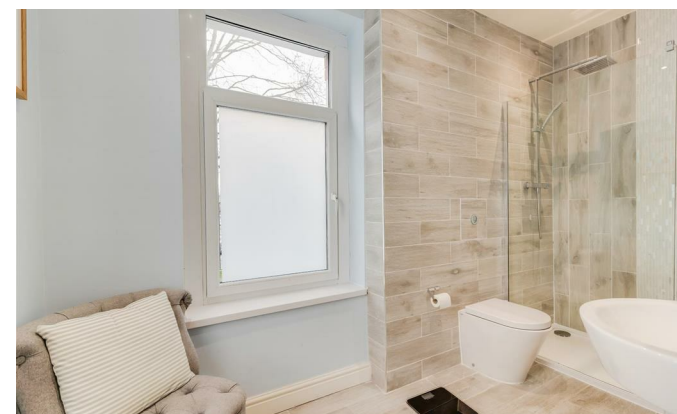
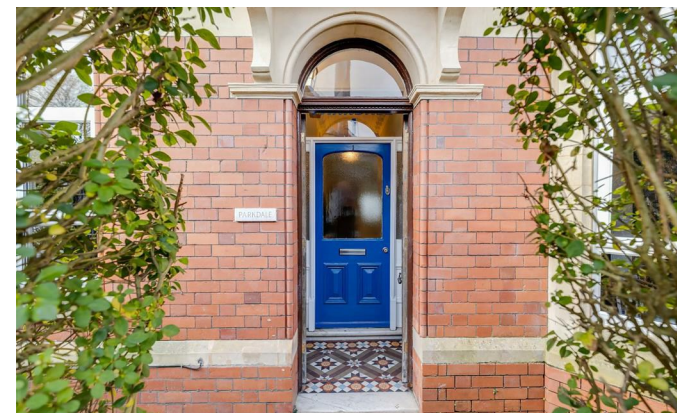
living space, we strongly recommend a viewing to fully appreciate the size, quality, and unique charm of this wonderful property.

Area

Penylan is a highly desirable, leafy suburb of Cardiff, offering a perfect blend of peaceful residential living and easy access to the city's amenities. Known for its beautiful period homes, green spaces, and family-friendly atmosphere, the area is ideal for both young professionals and families.

Roath Park, with its picturesque lake and recreational facilities, is just a short walk away, while Wellfield Road offers a variety of independent shops, cafes, and restaurants. The area is also close to highly regarded schools, including Marlborough Road Primary School, and Cardiff High School.

Penylan benefits from excellent transport links, with Cardiff city centre and Cardiff Central Station just a short drive away. Whether for work, shopping, or leisure, Penylan provides a perfect balance of suburban tranquility and urban convenience.



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Impressive and Beautifully Restored Period Home in Penylan

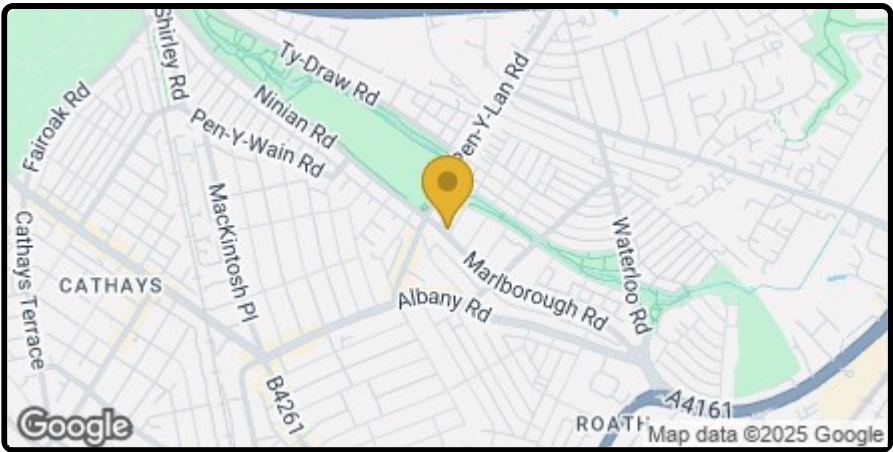
This stunning, double-fronted, end-of-terrace property is in the sought-after area of Penylan. Having been lovingly restored and modernized by the current owners, this exceptional home blends timeless period charm with the latest modern conveniences, creating the perfect family residence.

With a host of contemporary features including under-floor heating, solar panels, an EV charger, and a comprehensive security system, this home offers all the comforts you would expect from a modern property, while retaining its wonderful original character. From the moment you step through the door, you'll be struck by the spacious and flexible layout that caters to modern living, making it an ideal home for growing families.

The ground floor begins with a welcoming central entrance hall that sets the tone for the rest of the property. To the left, the front lounge with a charming wood burner creates a cozy atmosphere, perfect for relaxing evenings. The generously sized sitting room offers plenty of space for both family gatherings and entertaining. A well-appointed utility room and a contemporary shower room add to the convenience of this floor. At the rear, the expansive open-plan kitchen and dining area forms the heart of the home, overlooking the garden and providing a fantastic space for family meals and entertaining.

Upstairs, the property continues to impress with three spacious double bedrooms, each offering ample storage and natural light. The master bedroom features a walk-through dressing room leading to a modern en-suite shower room, providing a private retreat. A modern family bathroom and a separate WC complete the upper floor.

In addition to the main living areas, this property offers a valuable bonus – a large, versatile attic room with extensive built-in storage, which could serve as a home office, playroom, or additional bedroom, depending on your needs.

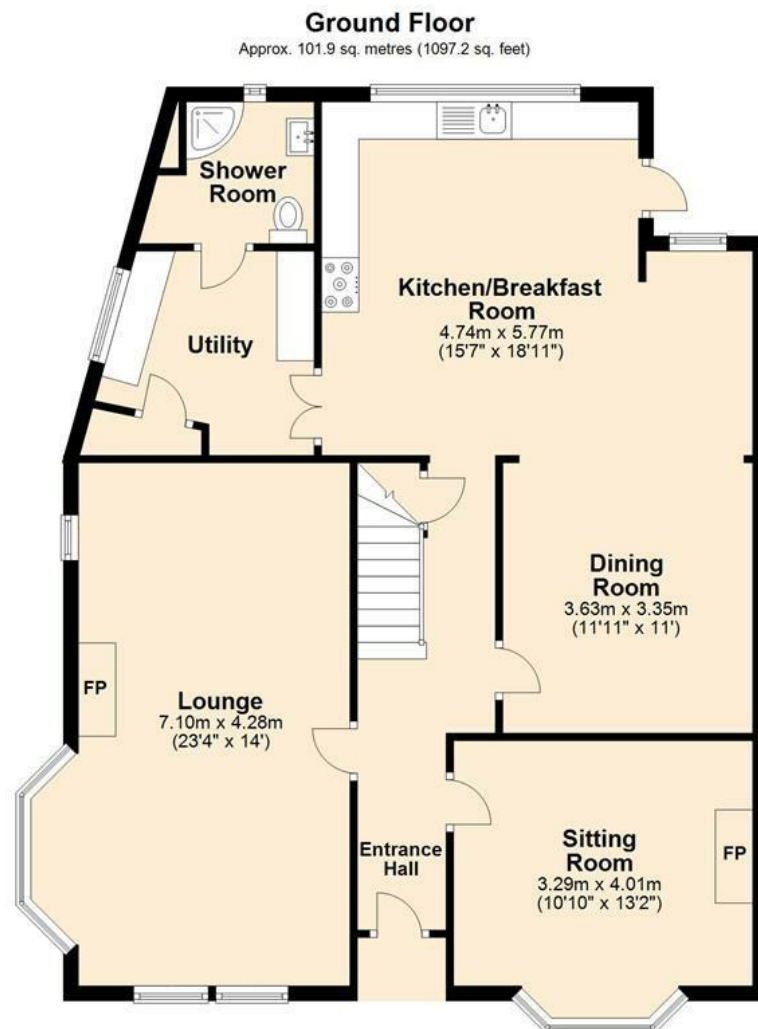


| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient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

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |

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Total area: approx. 206.0 sq. metres (2217.8 sq. feet)