



KEY
EXECUTIVE
SALES

£780,000

, Kimberley Road, Cardiff CF23 5DP



- Beautifully renovated Victorian End-of-Terrace home with 1 Bedroom Cottage in Penylan
- Main house 3/4 bedrooms and 2 Luxury Bathrooms
- Bay-fronted façade with original tiles and ornate cornices
- High-quality refurbishment with modern, elegant finishes
- Bright, spacious interiors with classic period features
- Rare rear Cottage ideal for multi-generational living with separate entrance
- Open plan stylish fitted kitchen with separate utility room
- Walking distance to Roath Park Lake and local amenities on Wellfield Rd
- Cardiff High School Catchment area
- Wood Burning Stove in Lounge area



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A truly exceptional end of terrace Victorian home on the ever-desirable area of Pen-y-Lan and within a short walk from Roath Park and local amenities on Wellfield Rd . This beautifully restored 3/4 bedroom property seamlessly blends period charm with modern elegance and is perfectly positioned for multi generational families with one bedroom cottage at the rear. This stunning home offers a rare combination of character, craftsmanship and contemporary living.

This striking bay-fronted home with pretty Victorian porch with an original tiled path and ornate hallway cornices that compliments this Victorian home. Step inside through the hallway to a beautifully restored wooden floor to the open plan lounge/dining area with cozy wood burning stove. This room extents to the rear of the property with a further snug seating area overlooking the garden and a spacious dining area with roof light just off the kitchen

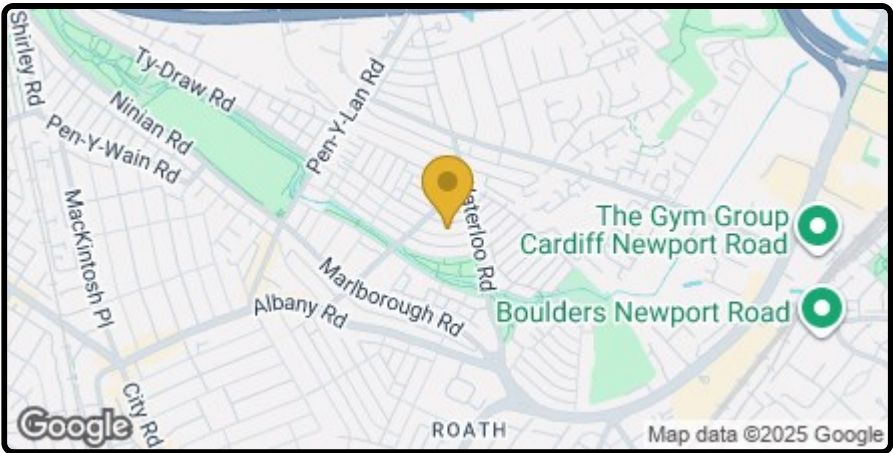
High ceilings, restored features and beautifully chosen décor create an inviting atmosphere that honors the home’s Victorian heritage while embracing modern living.

The versatile accommodation provides three generous double bedroom with attic conversion plus an additional fourth room ideal as a home office, or dressing room.

At the rear of the garden sits a charming one bedroom Cottage that can be accessed through a separate entrance. This space could be used as a studio, creative workspace, home gym or additional accommodation for multi generational use. This extra space enhances the property’s flexibility and adds significant appeal for those seeking extra space or additional rental income .

Every corner of this home has been carefully considered, from the beautifully appointed open plan living areas to the beautifully appointed bedrooms that steep light and charm. The combination of period detail, modern finishes and the unique Cottage rarely becomes available. in this area.

Arrange your viewing today and experience the charm, of this home.



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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Approximate Gross Internal Floor Area = 231.0 sq m / 2486 sq ft

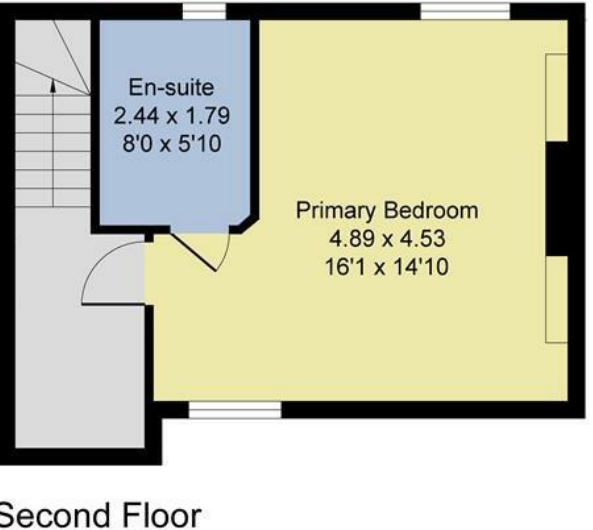
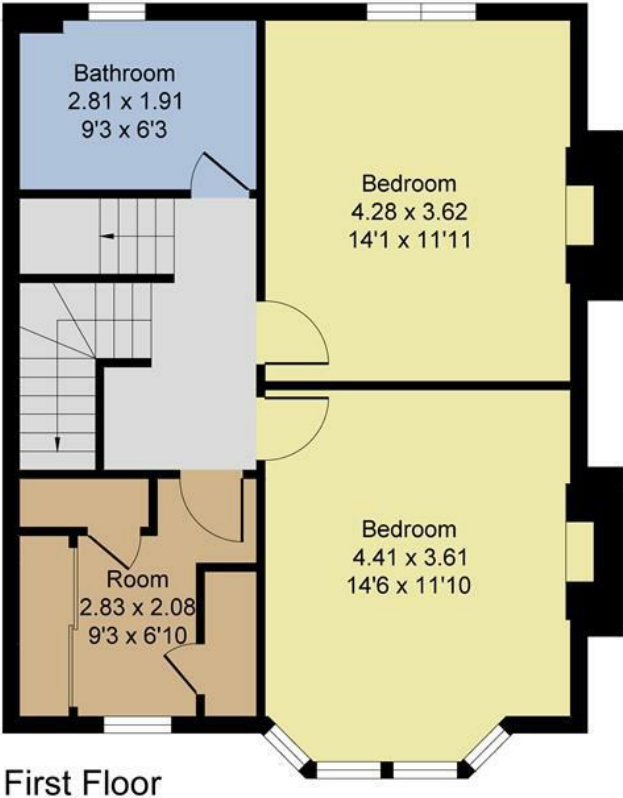
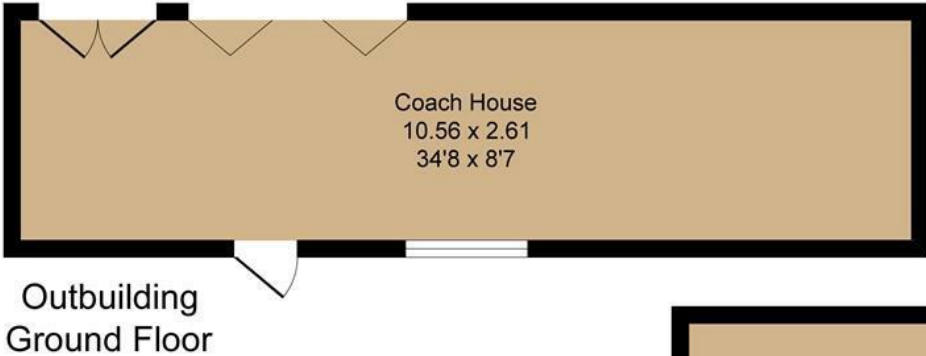
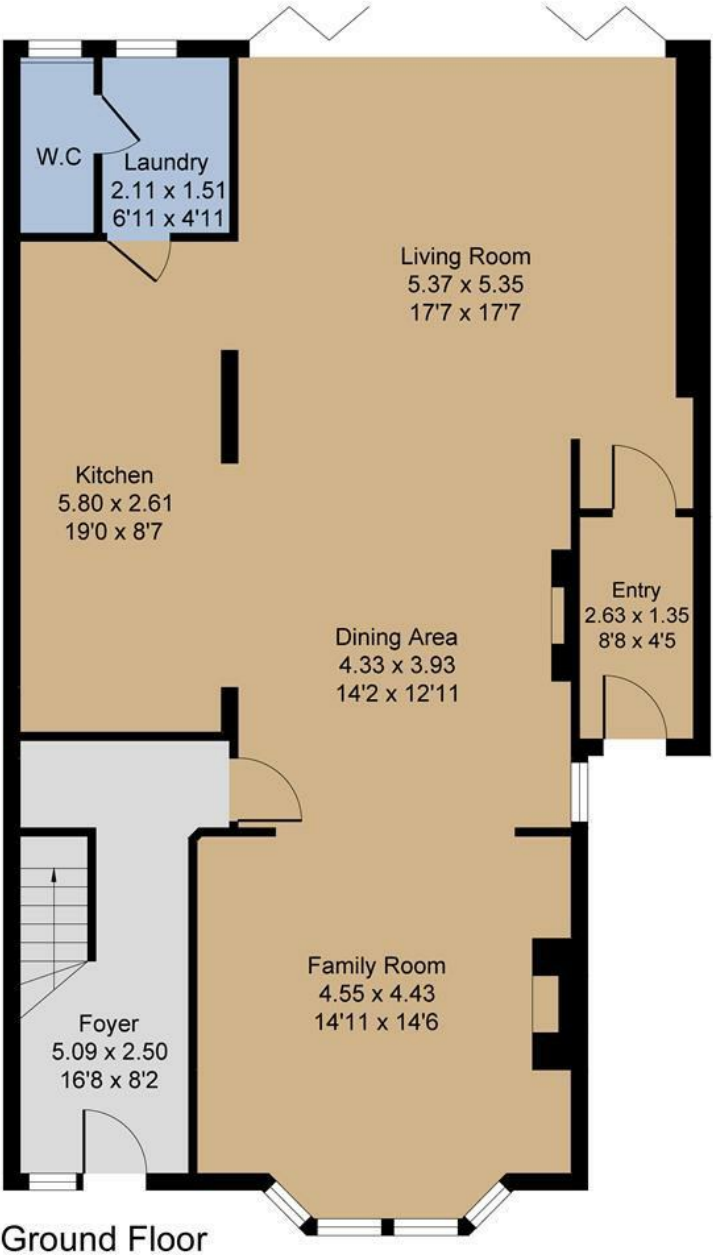


Illustration for identification purposes only, measurements are approximate, not to scale.