

# Albany Road

Penylan | Cardiff | CF24 3NY

**Mid Terraced House | Asking Price Of £475,000**



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# PROPERTY DESCRIPTION

**\*\*NEWLY REFURBISHED\*\*** A beautiful period property full of original features and charm, located on Albany Road in Pen-y-lan. This recently refurbished family home offers a selection of rooms briefly comprising a stunning traditional entrance hall, open plan front lounge and sitting room, brand new kitchen with Bosch appliances, utility area and WC on the ground floor. Upstairs there are 5 double bedrooms over two floors, family bathroom, ensuite, landing with storage cupboard and a generous sized storage/boiler room. Further benefiting from a good size garden with ample sun which has been fully landscaped with grass and a pathway leading to patio area and rear access. Full of character features such as a variety of restored fireplaces, original floorboards and original tiled floors. The property has also benefitted from a full rewire, new central heating system and new double glazed windows. The perfect family home with great schools, parks and local amenities a short stroll away. **\*\*NO CHAIN\*\***

- **Tenure** Freehold
- **Council Tax Band** G
- **Floor Area (Approx).** 2,015 sq ft
- **Viewing Arrangements**  
Strictly by Appointment

## HALLWAY

Enter via original wood door with frosted glass. Grand Period entrance hall with original restored tiled floor, dado rail, stairs with runner to first floor, original ceiling cornicing, picture rail, radiator.

## LIVING ROOM

22' 1" x 23' 9" (6.73m x 7.24m)  
Recently opened up into one large and spacious living space. Bay to front with brand new double glazed windows to front, original floorboards, two period fireplaces, two radiators, original ceiling coving.

## KITCHEN/DINER

10' 1" x 23' 7" (3.07m x 7.19m)  
Insulated floor with under floor heating throughout. Solid wood framed kitchen, with oak effect worktops, Belfast style sink, mixer tap, fitted stainless steel extractor hood and induction hob. Space for double fridge freezer. Integrated oven and dishwasher. Oak effect flooring throughout. Brand new aluminium bifolds to rear leading to garden.

## UTILITY ROOM

5' 6" x 3' 11" (1.68m x 1.19m)  
Stainless steel sink. Space for washing machine and dryer, oak effect flooring with underfloor heating, double glazed door to garden, door to;

## WC

5' 1" x 2' 8" (1.55m x 0.81m) Low level WC, pedestal wash hand basin, oak effect flooring.

## FIRST FLOOR LANDING

Carpeted floor with stair runner and dado rail.

## BEDROOM ONE

15' 7" x 17' 3" (4.75m x 5.26m) Bay to front with new double glazed windows, radiator and original ceiling coving. Newly carpeted flooring.

## BEDROOM TWO

10' 0" x 12' 5" (3.05m x 3.78m)  
Newly carpeted floor, original feature fireplace, new double glazed window to rear. Radiator.

## BEDROOM THREE

10' 1" x 14' 0" (3.07m x 4.27m)  
Newly carpeted floor, rear brand new double glazed window and two additional velux windows, radiator. Risen ceilings to give ample light and ceiling height. Door to:

## EN SUITE

7' 1" x 3' 0" (2.16m x 0.91m) Brand new double glazed window to side. Brand new tiles to floor and within shower cubicle. Walk in shower with shower above. WC. Wall mounted sink with vanity unit below. Heated towel rail.

## BATHROOM

7' 1" x 5' 9" (2.16m x 1.75m) Newly fitted bathroom with panel bath, mixer tap, pedestal wash hand basin, low level WC, newly laid pattern tile floor and partly tiled walls, radiator, double glazed window to side. Large walk in shower with glass screen.

## SECOND FLOOR LANDING

Newly carpeted floor, dado rail and storage cupboard.

## BOILER ROOM

10' 1" x 15' 3" (3.07m x 4.65m)

New central heating system with Baxi boiler and brand new hot water cylinder. Velux window. Original wooden floorboards. Ample amount of storage.

## BEDROOM FOUR

15' 7" x 17' 3" (4.75m x 5.26m)

Newly carpeted flooring. Original restored fireplace. Brand new double glazed window. Radiator.

## BEDROOM FIVE

10' 0" x 12' 5" (3.05m x 3.78m)

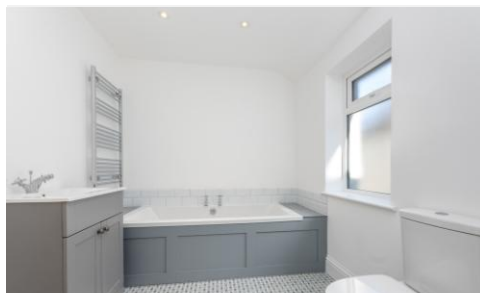
Newly carpeted flooring. Velux window. Radiator.

## OUTSIDE

Newly landscaped garden with rear access. Partial lawn and patio with pathway to side. Slatted fenced border and wall to rear. Flower bed areas ready for planting.

## TENURE

MGY are advised that the property is freehold.



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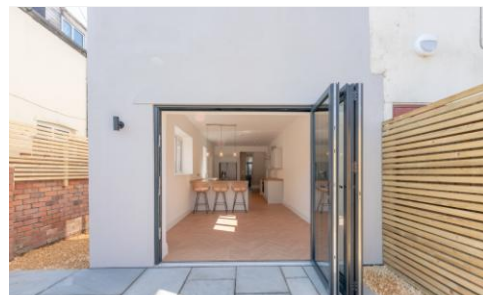
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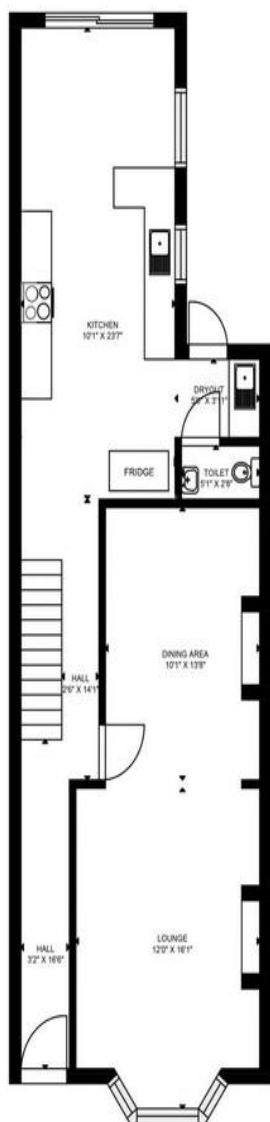
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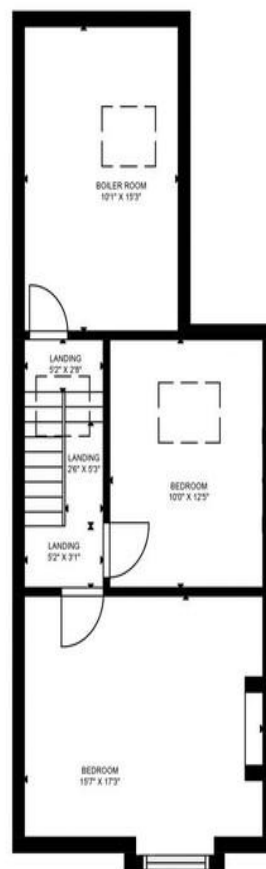
# FLOORPLANS



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1 : 735 sq ft  
FLOOR 2 : 735 sq ft  
FLOOR 3 : 545 sq ft  
TOTAL : 2015 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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