

Doe Close

PENYLAN, CARDIFF, CF23 9HJ

GUIDE PRICE £350,000

**Hern &
Crabtree**



Doe Close

Positioned within the sought after suburb of Penylan, this semi detached townhouse offers a balanced arrangement of living space across three floors, designed for both comfort and practicality. The interior unfolds with a welcoming entrance hall leading through to a well proportioned kitchen dining room, where direct access to the garden encourages an easy connection between inside and out. This level also benefits from a versatile additional room, which can be used as an office or bedroom, along with a convenient downstairs WC.

Above, the first floor living room enjoys a quiet rear aspect with French doors and Juliet balconies that draw in natural light, creating a calm and inviting setting for everyday living.

The upper floors provide three further bedrooms arranged to suit a variety of lifestyles, including a principal bedroom with ensuite and an additional shower room serving the remaining rooms. The layout offers flexibility for families, those working from home, or buyers seeking adaptable accommodation.

Penylan is widely regarded for its leafy streets and proximity to Roath Park, with its well kept gardens, lake and recreational facilities. A range of independent cafés, shops and amenities can be found nearby, along with well regarded local schools. The property is also conveniently placed for access to Cardiff city centre, with regular bus routes and road links connecting to the wider area. This is a location that blends residential calm with everyday convenience, making it a consistently popular choice for buyers.



1198.00 sq ft

Entrance Hall

Double glazed entrance door with obscure glazing to the front, with storm porch outside. Tiled flooring, radiator, doors to office and cloakroom, and stairs rising to the first floor. Built-in cupboard housing the electric fuse board.

Office

Double glazed window to the front, radiator.

Cloakroom

WC, wash hand basin and radiator. Half-height tiled walls, tiled flooring and extractor fan.

Kitchen / Dining Room

Double glazed window to the rear and double glazed door opening to the rear garden. Fitted with a range of base units with work surfaces over, integrated oven, four ring electric hob with glass upstand splashback and cooker hood above. Space and plumbing for washing machine, dishwasher and fridge freezer. Stainless steel one bowl sink with drainer. Tiled flooring, radiator, and boiler concealed within a cupboard.

First Floor Landing

Radiator, airing cupboard housing hot water immersion system, and stairs rising to the second floor.

Living Room

Double glazed French doors to the rear with Juliet balconies. Electric fireplace with surround, two radiators.

Second Bedroom

Double glazed window to the front, two radiators.

Second Floor Landing

Loft access hatch, doors to all rooms.

Third Bedroom

Double glazed windows to the front, two radiators.

Master Bedroom

Two double glazed windows to the rear, two radiators, built-in wardrobe and door to ensuite.

Ensuite Shower Room

Shower quadrant with plumbed shower, WC, wash hand basin. Tiled walls and flooring, extractor fan.

Shower Room

Shower quadrant with plumbed shower, WC, wash hand basin, radiator. Tiled flooring, extractor fan, shaver point.

Rear Garden

Paved patio area leading to a garden mainly laid with stone chippings. Timber fencing, mature shrubs, outside light and gated access to the side driveway

Front Garden & Parking

Slim front garden with railings and stone chippings. Double tandem driveway providing off street parking and leading to a detached single garage.

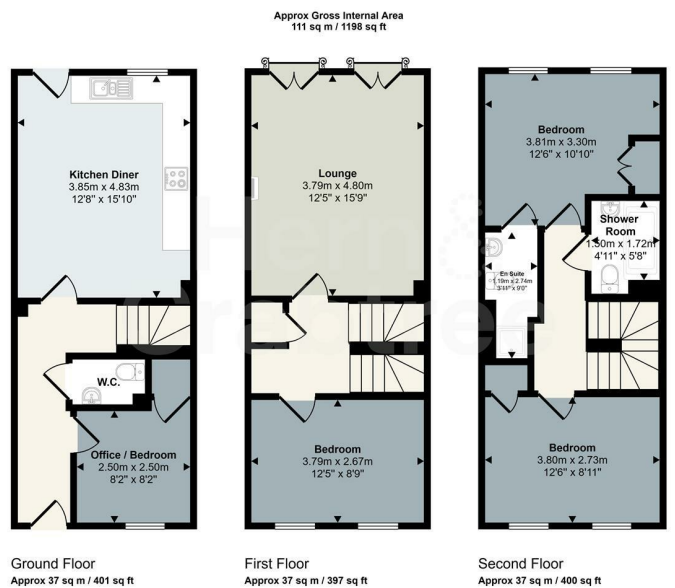
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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