

# Doe Close

PENYLAN, CARDIFF, CF23 9HJ

**GUIDE PRICE £200,000**

**Hern &  
Crabtree**



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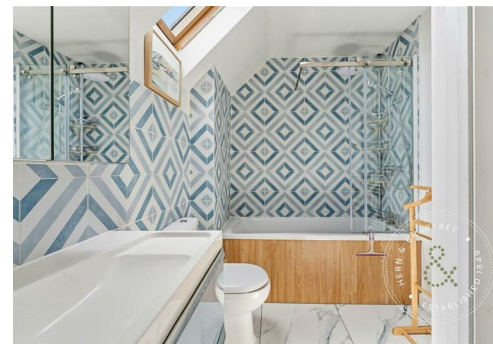
Tucked away within a quiet cul-de-sac in the highly sought-after Penylan area of Cardiff, this stylish detached coach house presents an excellent opportunity for first-time buyers, downsizers and investors alike. Beautifully presented throughout, the property offers well-planned accommodation complemented by an attractive kitchen and contemporary bathroom.

The accommodation is bright and welcoming, centred around an impressive open-plan living and dining room. Natural light floods the space through windows to two aspects, while the adjoining kitchen has been thoughtfully designed with quartz worktops, integrated appliances and a skylight that enhances the feeling of space and light. Two bedrooms are served by a well-appointed bathroom featuring modern fittings, generous storage and a shower over the bath.

A particularly notable feature is the converted garage space on the ground floor. Retaining its garage appearance externally, it has been transformed internally into a versatile room ideal as a home office, gym, hobby room or substantial storage area, offering flexibility rarely found in similar properties.

Further benefits include a private driveway providing off-street parking, a long lease and low maintenance charges, making this an attractive and practical purchase.

Penylan remains one of Cardiff's most desirable residential locations, renowned for its leafy streets, excellent amenities and convenient access to the city centre. Residents enjoy the cafés, independent shops and restaurants of Wellfield Road and Albany Road, while nearby Roath Park offers extensive green space, ornamental gardens and its famous boating lake. The area is also served by highly regarded schools and excellent public transport links, with easy access to Cardiff city centre, Cardiff Bay, the A48 and M4 motorway. Combining convenience, community and green open spaces, Penylan continues to be one of Cardiff's most popular addresses.



**Entrance Hall**

Entered via a composite front door with inset obscure double glazed panels, the entrance hall provides a welcoming introduction to the property. Finished with laminate flooring and a radiator, stairs rise to the first-floor accommodation, while a door leads to the converted garage room.

**Sitting Room / Garage Conversion**

A highly versatile space that retains the appearance of a garage externally while offering a fully usable room internally. Fitted with timber boarding, laminate flooring, radiator, power and lighting, this flexible area is ideal as a home office, gym, hobby room or substantial storage space. Glazed windows provide natural light, while a Worcester gas boiler is housed within the room.

**Utility Cupboard**

Providing useful additional storage and fitted with plumbing for a washing machine, together with power and lighting.

**First Floor**

Stairs rise from the entrance hall with a wooden handrail leading into the main living accommodation.

**Living Room / Diner**

A bright and spacious open-plan reception room with double glazed windows to both the front and side elevations. The room benefits from two radiators and laminate flooring, creating a comfortable space for both relaxing and dining. An archway leads through to the kitchen, while a door provides access to the inner hallway.

**Kitchen**

A particularly attractive and well-designed kitchen featuring a double glazed skylight window to the rear. Fitted with a range of wall and base units complemented by quartz work surfaces and tiled splashbacks. Integrated appliances include a double oven and grill, microwave, slimline dishwasher and extractor hood, while there is space for a fridge freezer. A sink with mixer tap completes the space, with matching laminate flooring continuing throughout.

**Inner Hall**

Laminate flooring with doors leading to all bedrooms and bathroom.

**Bedroom One**

A generous double bedroom with double glazed window to the front elevation, radiator, fitted sliding wardrobe and laminate flooring.

**Bedroom Two**

A well-proportioned single bedroom that could also accommodate a small double bed if required. Double glazed window to the rear elevation, radiator and laminate flooring.

**Bathroom**

Beautifully appointed and enhanced by a double glazed skylight window to the rear. Comprising a bath with shower over and glazed shower screen, WC and wash hand basin with vanity storage beneath. Further mirrored vanity storage and wall-mounted cupboards provide excellent practicality. Finished with decorative tiled walls, tiled flooring, extractor fan and heated towel rail.

**Parking**

The property benefits from a private driveway positioned directly in front of the converted garage room, providing convenient off-street parking.

**Tenure & Charges**

Tenure: Leasehold.

Lease Term: 999 years from 2001 with approximately 974 years remaining.

Ground Rent: £51 per annum.

Service Charge: £549.91 for 2026 (paid).

**Additional Information**

Parking: One designated parking space in front of the garage. Garage included.

Heating: Gas combination boiler installed in 2014 (by previous owner). Serviced annually. Last serviced in 2026. App-controlled heating system.

Electrical: Property built in 2003. Electrical installation tested in 2021.

Domestic Electrical

Installation Certificate available. Smart electric meter installed.

Alterations: In 2018, previous owner installed an internal fire door to the garage and closed the original garage door. Planning permission not required. Loft: Not converted. Insulated, partly boarded, fitted with lighting and accessed via a pull-down ladder.

Tenure: Leasehold.

Lease Term: 999 years from 2001 with approximately 974 years remaining.

Ground Rent: £51 per annum.

Service Charge: £549.91 for 2026 (paid).

Management: Waterloo Gate Management Company. Day-to-day management through Seel & Co.

Outdoor Space: Access to communal grounds.

Pets: Permitted subject to lease restrictions and management company consent.

Guarantees / Certificates: 2026 boiler service certificate available.

Domestic Electrical Installation

Certificate available. Valid EPC (Rating 73, Potential 74).

**Disclaimer**

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

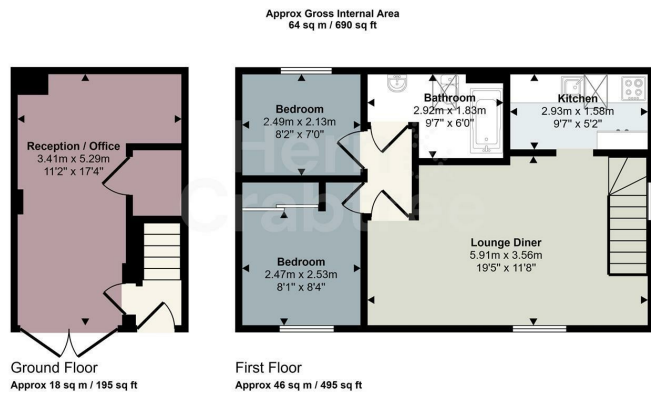
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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