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11 Cressy Road, Penylan, Cardiff, CF23 5BE.

£585,000

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Location

Quiet Cressy Road is located in tranquil and select private residential road, away from passing traffic, yet still well placed within walking distance to pretty local parks and shops. Also close by are further local parks within Penylan including Roath Mill Gardens and Waterloo Gardens. Local amenities also include the Roath Park Tea Rooms, Waterloo Gardens Post Office, Penylan Pantry, Penylan Bowling Club, and the Church of St Edward King and Confessor located along Westville Road.

Within a short walk is the very popular Wellfield Road shopping centre with its extensive range of local shops and stores including Fab, a ladies fashion shop, Accessory Box which sells a range of fashion accessories, Barclays Bank Plc, Bentleys a café, Central Pharmacy, Cut Above is a unisex hairdresser offering a range of hairstyles, haircare products and other hair services, Derek Freye is a dry cleaners offering a range of cleaning and other clothing and linen services. Errol Willy is a unisex hairdresser offering a variety of men's and women's hair services, File & Style is a beauty salon providing various pampering services and beauty treatment, Himalaya Restaurant is an Indian restaurant serving a selection of curry and other spicy foods which are traditionally eaten in India, and a new edition is Joe's Ice Cream parlour.

This stunning house of character is also close to occupies a truly tranquil position facing beautiful Jellicoe Gardens, with its tree lined park and tennis courts, away from busy passing traffic, ideal for children, and located just a few minutes' walk to the Scenic Roath Park Lake with its adjacent Wild Gardens and Botanical Gardens.

Also, within a short walk is Rhydypenau and Lakeside primary schools and Cardiff High School, both within catchment, together with two local Railway Stations at Heath Low Level and Heath High level, enabling fast travel to Queen Street and Cardiff Central. Also within easy walking distance is the University Hospital of Wales, together with Heath Park.

A truly charming five-bedroom period home, built circa 1900, extensively modernised with many special features, and located on a quiet and popular private residential road, just a few minutes' walk from Roath Brook Gardens with its delightful meandering brook, whilst also close by are Roath Park Recreational Fields and the highly popular Wellfield Road and Albany Road shopping centres.

This elegant house of character retains many of its original features including a stunning entrance hall with a mosaic tiled floor and a spindle balustrade staircase.

Further features include stunning Victorian Fireplaces, high cornice ceilings, moulded skirting boards and architrave's, original pine panel doors, picture rails, and ceiling roses.

The property has been greatly improved to include a large modern fully fitted 2022 Ikea kitchen and breakfast room (26'5 x 12'0), with a stunning LVT continuous level floor, integrated appliances and double-glazed BI folding doors which open onto and overlook the beautiful private rear gardens.

There is also a small but very useful separate utility room, an open plan lounge and dining room (26'5 x 12'0) with exposed pine floors, a wide splayed bay, and a contemporary log burner, whilst also independently approached from the charming hall is a stylish downstairs cloakroom with wc and wash hand basin.

A special feature is a fully tanked and versatile basement cellar (26'2 x 12'0), which is approached independently from the entrance hall, and provides a super-sized extra area of living space, available with many versatile options.

The first floor comprises four bedrooms, and a generous (9'0 x 7'9) modern white family bathroom, the master bedroom being a super-sized (16'2 x 14'0).

The second floor which forms part of a professional loft space conversion, completed with full building regulation approval, and providing a large fifth double sized bedrooms complete with stylish modern contemporary ensuite shower room.

This exceptional property has many improvements including gas heating with panel radiators and a new combi boiler installed in 2021 still under warranty, replacement double glazed windows, the front elevation completed in PVC circa 2023, a new stunning composite front entrance door with security multi locking system installed in 2026, hard wired smoke detectors, RJ45 Ethernet ports, almost every power point and light switch with has been sunken to provide zero cabling, a new electric distribution consumer unit installed in 2021, a new utility glass roof 2022, new composite decking 2022 within the beautiful private rear gardens, and a wealth of modern 13 amp power points throughout the living space.

Further features include, three useful insulated independent attic roof spaces, two with drop down ladders, and two partly boarded, power supply within the rear gardens, and water taps to both front and rear.

An elegant traditional bay fronted mid terrace five-bedroom, two-bathroom family home, providing 1750 square feet and positioned in a very desirable location. Must be seen!

Internal











Directions
Travelling along Ninian Road Roath Park, with the recreational fields on your left, continue through traffic lights into Marlborough Road, there on take the third turning on your left into Cressy Road, and number 11 will be seen a short way along on the left-hand side.

Aml Checks
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Ground Floor Entrance Porch
Approached via a multi locking composite part panelled double glazed front entrance door in royal blue and white finish, upper light windows, cornice ceiling, original ceramic tiled walls with a China dado rail, matting threshold.

Entrance Hall
A charming hallway of character approached via an elegant, stripped pine part panel entrance door inset with upper light windows opening into a period hall with original mosaic tiled flooring throughout, wide carpeted spindle balustrade staircase with stripped pine spindles and stripped pine wall panels, moulded skirting boards and door architraves, original dado rail, original high cornice ceiling with ceiling rose. Double radiator. Access to cellar.

Stylish modern white suite comprising slimline W.C, mounted shaped wash hand basin with chrome mixer taps and a retro ceramic tiled splashback, original tile floor, stripped pine casement window, ceiling light. Approached from the entrance hall via an original stripped pine panel door.

Cellar
26' 2" x 12’ (7.98m x 3.66m) Approached independently from the entrance hall leading to a fully tiled staircase leading to the lower basement cellar area of the house which has been fully tanked and insulated in 2008.

This fantastic storage space provides limitless alternatives having been fully floored, fully walled and fully ceilinged and fully tanked. It also has central heating radiators. It runs the footprint of the lounge and dining room, equipped with electric power and light, and a front skylight window.

The room is approached via a further basement space which lies underneath the entrance hall, again equipped with power and light.

Through Lounge and Dining Room
26' 5" x 12’ (8.05m x 3.66m) Narrowing to 10 ft 1. Independently approached from the entrance hall via a stripped pine traditional original panel door with brass door handles leading to a charming open plan lounge and dining room, the front inset with a wide splayed bay with replacement PVC double glazed windows.

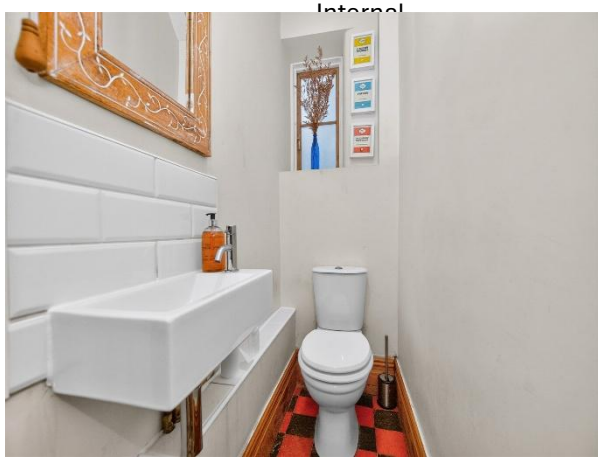
The entire flooring has been stripped back to the natural pine floorboards, and the property includes one elegant cast-iron original character fireplace with tiled surround and tiled hearth, together with a further fire breast housing a contemporary cast iron log burning stove. Both lounge and dining room retain their original cornice ceilings, together with original picture rails, and there are two single and double radiators.

Original stripped pine outer door opens into the utility room formerly a Victorian conservatory but now renovated.

Kitchen And Breakfast Room
24' 7" x 11’ (7.49m x 3.35m) Beautifully fitted with stylish modern floor and eye level units in white with slimline handles and square nosed laminate worktops, incorporating a large Belfast style sink with separate vegetable cleaner, mixer taps and matching drainer. Cuisine Master range cooker with a five-ring gas hob including wok burner with multiple ovens and separate grill and warming draw. Canopy style extractor hood, wall’s part ceramic tiled, space for the housing of an upright fridge freezer, storage eye level unit with retractable drawers, soft closing doors and drawers throughout.

Downstairs Cloakroom







The kitchen also includes many deep pan drawers, integrated Hisense dishwasher, custom made cutlery compartments, full height eye level units providing extensive extra storage, luxury vinyl flooring throughout.

Matching moulded skirting boards, two double radiators, new floor allowing level access from kitchen to breakfast room, two replacement seal double glazed windows to side, aluminium double glazed bi-folding doors open onto a composite decked sun terrace with a pretty private walled rear garden beyond.

Utility Room

7' 3" x 3' 10" (2.21m x 1.17m) Independently approached from the kitchen, overhauled former Victorian conservatory now constructed with a modern PVC double glazed pitched glass roof, with a further PVC double glazed rear window with garden views. Space with plumbing for a washing machine, housing shelf with space for a tumble dryer. Electric light and power.

First Floor Landing

Approached via a carpeted original spindle balustrade staircase leading to a first-floor landing with original dado rail and original moulded skirting boards. Radiator. Fully carpeted.

Master Bedroom One

16' 2" x 14' (4.93m x 4.27m) A large master bedroom inset with a wide splayed bay with replacement PVC double glazed windows with outlooks onto the frontage road, further front PVC double glazed replacement window. High cornice ceiling, two alcoves, large radiator, approached independently from the landing via a stripped pine panel door.

Bedroom Two

11' 9" x 10' 2" (3.58m x 3.10m) Independently approached from the landing via a stripped pine panel door leading to a further double size bedroom with stripped pine floor, high ceiling, replacement double glazed timber casement window to rear, two alcoves one fitted with an original Victorian wardrobe with panel doors, radiator.

Bedroom Three

11' 5" x 10' (3.48m x 3.05m) Independently approached from the landing via a stripped pine panel door leading to a further double size bedroom inset with a Victorian cast iron original fireplace, new Worcester wall mounted gas combi central heating boiler, radiator, replacement double glazed timber casement window with a pleasing rear garden outlook.

Bedroom Four

8' x 7' 10" (2.44m x 2.39m) Currently used as a fully fitted dressing room with open full height wardrobes along two sides with retractable drawers and storage, radiator, double glazed replacement window to side, high ceiling.

Family Bathroom

9' x 7' 9" (2.74m x 2.36m) Independently approached from the landing via an original stripped pine panel door leading to a white bathroom suite with walls largely ceramic tiled comprising panel bath with brass taps, Mira shower unit with glass shower screen, a W.C, a large, shaped pedestal wash hand basin with matching taps, radiator, high ceiling, replacement double glazed patterned glass timber casement window to side. Air ventilator.














BRIGHTON



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Second Floor Landing

Approached via a carpeted custom-made spindle balustrade returning staircase with electric light leading to…

Bedroom Five

19’ x 8' 10" (5.79m x 2.69m) Increasing to 14 ft 6. A sizeable fifth bedroom forming part of a professional loft space conversion completed with building regulation approval and equipped with a front Velux double glazed window with blackout blind, together with a rear facing seal double glazed hard wood effect PVC window with elevated outlooks across the rear gardens. This impressive bedroom also is approached from the landing via a pine panel door and is equipped with electric power and lighting including multiple spotlights. There is also very useful access to the roof space storage area.

Ensuite Shower Room

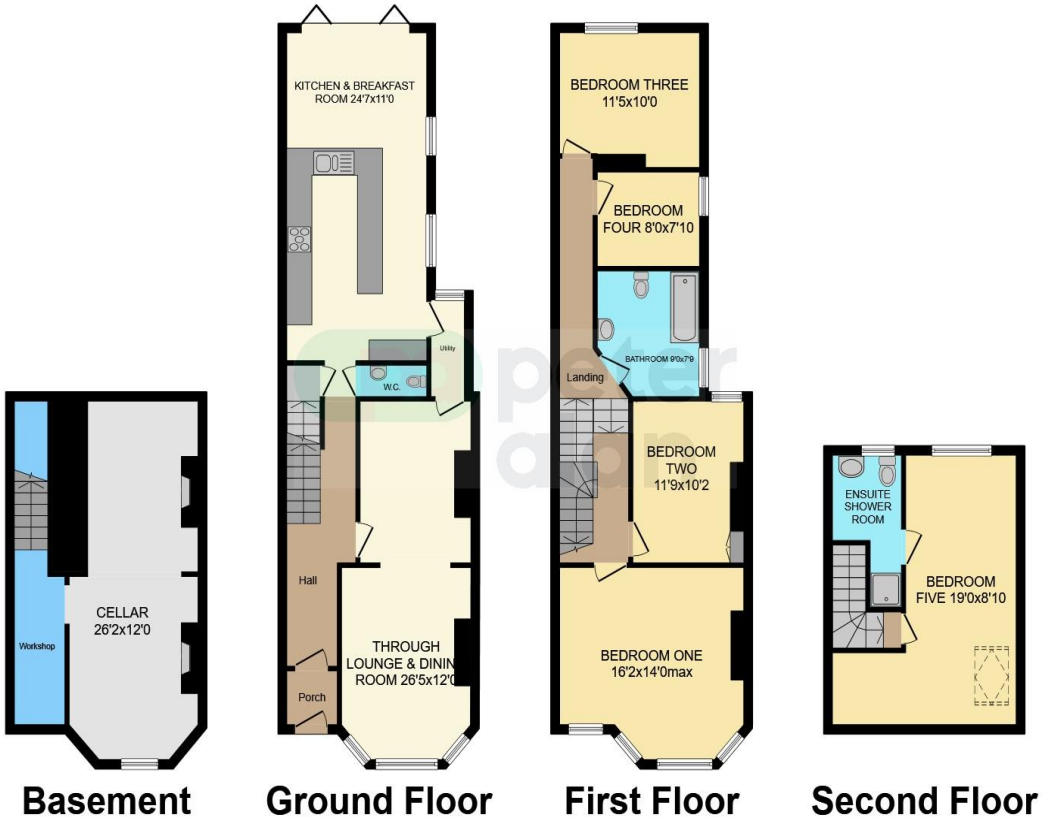
A clever use of space is this impressive ensuite shower room with good height ceiling, fully tiled with retro ceramics and comprising a large shower cubicle with chrome shower unit and clear glass shower door, slimline W.C, shaped pedestal wash hand basin with chrome mixer taps and pop up waste, vertical towel rail/radiator, air ventilator, shaver point, patterned glass PVC double glazed hard wood effect window to rear.

Rear Garden

A charming and delightful private rear garden is approached via bi-folding doors from the kitchen and comprises a neat lawn, level with a corner slate patio, beyond a raised composite decked full width sun terrace. The walled rear gardens are edged with borders of shrubs and plants lined with climbing garden trees forming natural levels of privacy.



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