



Park Wall Road,
Old Llanederyn, Cardiff,
CF14 0PJ



£1,000,000

4 Bedrooms
Bungalow - Detached

East Croft has been a much loved family home for over 40 years. During that time, the property has been carefully maintained and thoughtfully adapted, resulting in a home that offers both immediate comfort and outstanding future potential. There is a genuine sense of care throughout, with well balanced accommodation that has clearly evolved to suit changing family needs over time.

The layout is particularly appealing. The main residence provides generous and flexible living space, while the connected annexe offers excellent scope for multi-generational living, independent accommodation or even home income, depending on requirements. Importantly, the annexe can be easily adapted to be part of the property or create full separation if desired.

The plot itself is a defining feature. The gardens are mature, private and expansive, creating a peaceful setting that feels tucked away, yet remains highly convenient for access to Cardiff city centre, the M4 corridor and surrounding amenities. The space on offer presents clear opportunities for further extension, reconfiguration or loft conversion, subject to the necessary planning permissions.



ENTRANCE HALL

10'5" x 16'0"

A welcoming central space that sets the tone for the home. Entered via a UPVC porch, with carpeted floor, painted walls and a smooth ceiling, with doors leading to the principal rooms.

OFFICE

9'5" x 9'8"

A versatile front aspect room that works well as a home office or occasional bedroom. Finished with carpeted flooring, wood panelled and papered walls, coving and a UPVC window with fitted blinds.

LAUNDRY

9'4" x 5'10"

A practical and well positioned utility space. Tiled flooring, painted walls and a range of wall units, with plumbing for washing machine and tumble dryer and a UPVC window.

BEDROOM ONE

12'5" x 12'6"

A comfortable double bedroom positioned to the side of the property. Carpeted flooring, painted walls, coving and a UPVC window, with access to the en-suite.



Features

- Substantial Detached Bungalow Set Within A Generous Plot
- Separate Self-Contained Annexe Ideal For Multi-Generational Living
- Significant Scope For Extension Or Loft Conversion Subject To Planning
- Extensive Front And Rear Gardens Offering Privacy And Rear Gardens Offering Privacy And Maturity
- Over 40 Years Of Careful Ownership
- Semi-Rural Setting With Excellent Connectivity To Cardiff And M4
- Ample Off Road Parking And Detached Garage

EN-SUITE

8'3" x 10'11"

A spacious and well proportioned suite. Tiled flooring and walls, double shower enclosure with glazed screen, vanity unit with wash basin, WC and a UPVC window.

DINING ROOM

18'8" x 15'0"

A substantial central room that naturally acts as the heart of the home. Well suited to both everyday living and entertaining, with carpeted flooring, painted walls, coving and open access to the kitchen and sitting room.





KITCHEN**10'11" x 12'4"**

A well arranged kitchen fitted with a range of wall and base units with contrasting work surfaces. Incorporating an induction hob, electric oven, integrated fridge and dishwasher, with a UPVC window overlooking the rear garden and breakfast bar seating.

SITTING ROOM**18'6" x 15'8"**

A standout rear aspect reception space with a strong connection to the garden. Oak flooring, vaulted ceiling with spotlights and extensive glazing including French doors, creating a bright and open feel.

LOUNGE**15'5" x 22'11"**

Generous principal reception room offering excellent flexibility. Carpeted flooring, papered walls, coving and a feature fireplace, with UPVC windows and French doors opening onto the rear patio.

INNER HALLWAY

Providing access to further bedrooms, with useful linen storage.

MASTER BEDROOM**15'6" x 13'11"**

A spacious front aspect bedroom with a well balanced layout. Carpeted flooring, painted walls, fitted wardrobes and coving, with built in storage housing the hot water cylinder.

EN-SUITE**13'8" x 6'10"**

A generous en-suite bathroom fitted with a panelled bath, separate shower cubicle, vanity unit and WC. Finished with tiled flooring and walls and a UPVC window.

BEDROOM**13'3" x 16'5"**

A further large double bedroom with excellent proportions. Carpeted flooring, painted walls, fitted wardrobes and a UPVC window to the front aspect.

ANNEXE ACCOMMODATION

The annexe is a particularly valuable addition, providing flexibility that will appeal to a wide range of buyers. It is currently connected to the main residence, yet offers clear potential to be adapted into a fully self-contained unit with independent access if required.

LOUNGE**18'1" x 18'3"**

A spacious and comfortable living area. Carpeted flooring, painted walls and UPVC doors opening onto the rear garden.

KITCHEN**14'3" x 8'2"**

Fitted with a range of wall and base units with work surfaces, incorporating an electric hob and oven, with space for appliances and a UPVC door to the rear.



4 BEDROOMS



3 BATHROOMS



5 RECEPTION ROOMS



ENERGY RATING:

Information

- Postcode: CF14 0PJ
- Tenure: Freehold
- Council Tax Band: G
- Floor Area: 3170.50 sq ft
- Current EPC Rating:
- Potential EPC Rating:

BEDROOM

14'3" x 12'11"

A well proportioned double bedroom with carpeted flooring, painted walls and a UPVC window.

EN-SUITE

7'4" x 5'1"

Tiled walls, shower enclosure, wash basin and WC.

W.C.

3'11" x 5'1"

An additional cloakroom with potential to be reconfigured into a larger bathroom space if desired.

OUTSIDE**FRONT**

A wide and welcoming frontage with a sweeping driveway providing ample off road parking for multiple vehicles, leading to a detached garage. The space is complemented by a well maintained lawn and mature planting, creating an attractive and established approach.

REAR

An extensive and beautifully established rear garden offering a high degree of privacy and a real sense of seclusion. The space is mainly laid to lawn, with mature trees, patio seating areas and a variety of established planting, creating a peaceful and highly usable outdoor environment.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

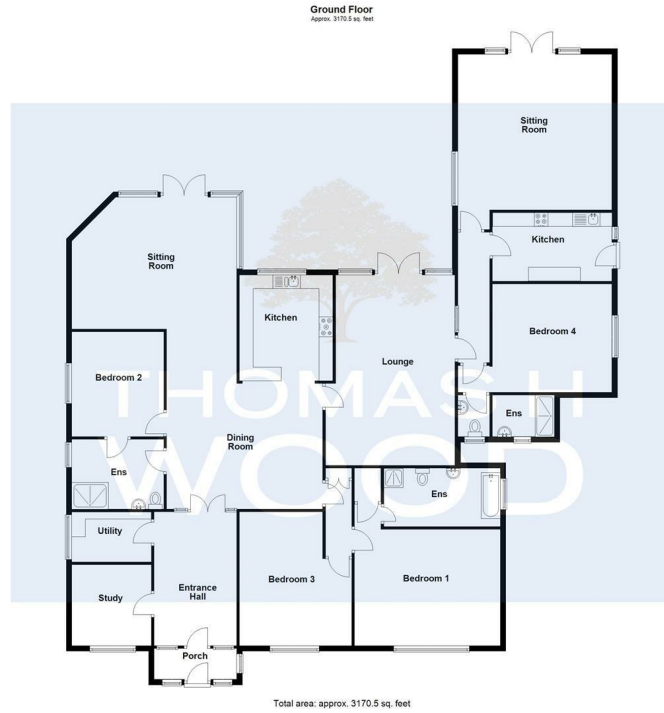
Band G

A rare opportunity to acquire one of the most versatile residential plots currently available in the Old Llanedeyrn area, set within extensive and beautifully established grounds.









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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

This is not simply a property with size, but one with genuine longevity, flexibility and potential. A home that has been well cared for over decades and now offers an exciting opportunity for its next chapter. Viewings are highly recommended to appreciate the scale and potential of the property.

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