Cressy Road

PENYLAN, CF23 5BE

ASKING PRICE £550,000

Hern & Crabtree

Cressy Road

Occupying a sought after position in the heart of Penylan, this elegant period terrace offers generous accommodation arranged across three floors, blending original character with the space and versatility needed for modern family living. Beautifully maintained by the current owners, the home retains many period features including original tiled flooring, fireplaces, timber floorboards and decorative detailing.

The accommodation begins with an enclosed entrance porch leading into a welcoming hallway, which in turn opens to two spacious reception rooms, creating excellent areas for both everyday living and entertaining. Beyond, the kitchen is fitted with wooden work surfaces, a Stoves cooker and integrated dishwasher, complemented by a useful utility room, ground floor shower room and an additional reception room overlooking the garden.

The first floor provides four well-proportioned bedrooms, including a generous principal bedroom with its own en suite, together with a family bathroom. A staircase continues to the second floor where a spacious loft bedroom enjoys excellent natural light from three skylights. Beneath the property, a useful cellar provides valuable storage with power and lighting.

Outside, the enclosed rear garden offers a paved seating terrace, generous lawn and raised gravel seating area, creating an attractive and private outdoor space.

Penylan remains one of Cardiff's most desirable neighbourhoods, known for its tree lined streets, handsome period homes and strong sense of community. Waterloo Gardens, Roath Park and Wellfield Road are all within walking distance, offering independent cafés, restaurants, parks and everyday amenities. The property also benefits from excellent transport links into Cardiff city centre and falls within catchment for a number of highly regarded schools, making it an excellent choice for families and professionals alike.

Approx 2062.00 sq ft

Council Tax Band: G

Entrance Porch
Wooden entrance door with decorative glazed panels and matching glazed toplight. Double glazed windows to either side. Original tiled flooring. Original tiled walls to dado height. Coved ceiling. Glazed door opening into the entrance hall.

Entrance Hall
Original tiled flooring. Coved ceiling. Radiator. Staircase rising to the first floor. Door providing access to the cellar.

Living Room
Double glazed bay window to the front. Coved ceiling. Radiator. Feature fireplace with wooden surround, tiled hearth and electric fire. Original wooden floorboards. Wide opening through to the dining room.

Lounge
Double glazed window to the rear. Coved ceiling. Radiator. Feature cast iron fireplace with tiled hearth. Original wooden floorboards. Door to the utility room.

Ground Floor Shower Room
Obscured glazed window opening into the utility room. Wash hand basin. WC. Tiled flooring.

Kitchen
Double glazed windows to the side overlooking the second reception room. Fitted with a range of base units complemented by wooden work surfaces and tiled splashbacks. Ceramic sink with drainer. Stoves five ring cooker with three ovens. Integrated dishwasher. Vertical radiator. Vinyl flooring.

Dining Room
Double glazed door to the side with glazed panel. Double glazed French doors opening onto the rear garden with matching glazed panels. Double glazed windows to either side. Radiator. Vinyl flooring. Wall mounted Smeg gas fire. Wall mounted combination boiler installed only a few months ago.

Utility Room
Double glazed door to the rear with matching glazed panels above and below. Polycarbonate roof providing excellent natural light. Work surface. Space and plumbing for washing machine and tumble dryer. Original tiled flooring.

Cellar
Accessed from the entrance hall. Concrete flooring with power and lighting connected. Comprising one smaller storage room and two larger storage areas with fitted shelving. Limited head height.

First Floor Landing
Staircase rising to the second floor. Loft access.

Bedroom Two
Double glazed window to the rear. Built in wardrobes. Radiator.

Bedroom Three
Double glazed obscured window to the side. Built-in storage. Radiator.

Family Bathroom
Double glazed obscured window to the side. Recessed lighting. Panel bath with shower over. Wash hand basin. WC. Bidet. Heated towel rail. Part tiled walls with timber panelling. Vinyl flooring.

Bedroom Four
Double glazed window to the rear. Radiator. Built in storage cupboard.

Principle Bedroom
Double glazed bay window to the front with fitted shutters. In-built storage. Coved ceiling. Radiator.

En Suite Shower Room
Walk in shower enclosure. Wash hand basin. WC. Heated towel rail. Cork flooring.

Loft Bedroom
Double glazed skylight to the front. Two double glazed skylights to the rear. Radiator. Wooden flooring. Eaves storage.

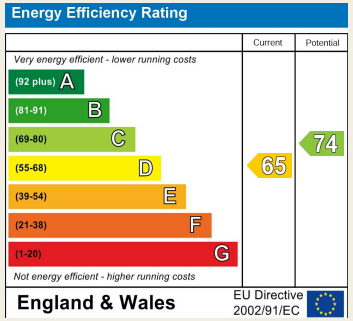
Rear Garden
A generous enclosed rear garden enjoying a paved seating terrace immediately outside the house leading onto a large lawn. Stone boundary walls and timber fencing provide privacy, while a raised gravel seating area creates an additional place to relax. A paved side passage offers excellent storage together with external power points and a cold water tap.

Front Garden
Low stone boundary wall with mature planting and useful storage space. Original tiled pathway leading to the front entrance.

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.

Please note: Buyers are required to pay a non refundable AML administration fee of £24 inc VAT per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Good old-fashioned service with a modern way of thinking.



Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk hern-crabtree.co.uk 304 Caerphilly Road, Heath, Cardiff, CF14 4NS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.