

Penhill Road

CARDIFF, CF11 9PQ

GUIDE PRICE £460,000

**Hern &
Crabtree**



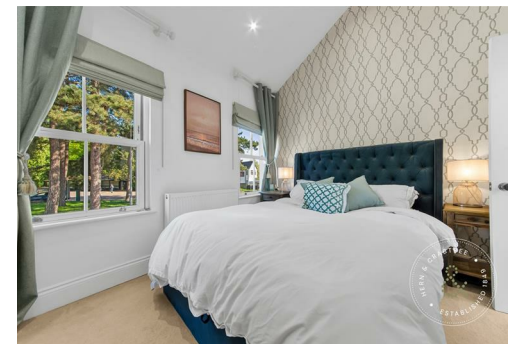
Penhill Road

Situated on Penhill Road in Cardiff, this attractive three bedroom home enjoys a pleasant position overlooking the park to the front. The house has been carefully arranged to balance everyday comfort with a sense of quiet character, where natural light and considered materials shape the living spaces.

At its heart, the stunning open plan kitchen and dining room extends across the rear, where skylights draw daylight deep into the plan and bi fold doors dissolve the boundary between inside and out. The layout encourages both relaxed mornings and sociable evenings, anchored by a well equipped kitchen with a central island and range cooker. The principal reception room to the front is equally inviting, centred around a working wood burner and framed by shuttered windows overlooking the park.

Upstairs, all bedrooms are well proportioned, with the main bedroom enjoying particularly attractive views. A further mezzanine level introduces additional flexibility, ideal as a guest room or study. The bathroom is thoughtfully appointed with both bath and separate shower. Downstairs, you will also find a really useful cloakroom/ utility room.

Penhill Road lies within easy reach of Cardiff city centre, with convenient access to local shops, independent cafés and everyday amenities. Nearby green spaces provide opportunities for walking and recreation, while well regarded schools serve the area. Excellent transport links, including road and rail connections, make this an appealing location for commuters and those seeking a well connected setting.



978.00 sq ft

Entrance

The property is entered via a wooden panelled front door. Storage cupboard housing meters. Open plan access to:

Lounge

A beautifully presented reception room. Double glazed sash window to the front elevation with fitted plantation shutters overlooking the park. Feature fireplace with working wood burning stove. Feature wooden flooring with underfloor heating., Staircase rising to the first floor with newel post and spindles. Access to:

Inner Lobby

A spacious corridor providing access to further accommodation. Built in storage cupboard. Open plan access to the stunning open plan kitchen/ dining room. Door to:

Cloakroom and Utility

A modern and useful room, well designed to incorporate a two piece suite in white comprising: WC and wash hand basin set into vanity unit with storage cupboard beneath. Space for washing machine and tumble dryer. Tiled flooring. Fitted storage cupboard. Extractor fan.

Open plan Kitchen/ Dining room

A superb open plan kitchen and dining room.

Featuring double glazed bi folding doors to the rear garden and two sets of double glazed skylights allowing excellent natural light. Tiled flooring with underfloor heating. Smooth plastered ceiling with recessed lighting. The kitchen is well designed and fitted with a wide range of matching wall and base units and high quality composite work surfaces. One and a half bowl sink inset dink drainer unit with mixer tap over. Integrated dishwasher. Integrated fridge and freezer. Central breakfast island with additional storage and space for seating. Range Master cooker with five ring gas hob and multi ovens with cooker hood over. Ample space for dining table and chairs.

First Floor Landing

A split level landing. Double glazed skylight. Wooden balustrade. Stairs rising to mezzanine level.

Bedroom One

A beautifully presented principle bedroom. Two double glazed sash windows to the front elevation offering fantastic park views. Radiator. Built in double wardrobe providing storage.

Bedroom Two

Double glazed sash window to the side elevation. Radiator. Built in cupboard. Spotlights to the ceiling.

Bedroom Three

A really well designed third bedroom featuring a mezzanine flooring. The lower area offers a double glazed window to the rear elevation with garden views. Staircase rising to the mezzanine flooring with built in storage. Radiator. Spotlights to the ceiling. Upstairs within the mezzanine floor there is a skylight window and spotlights to the ceiling.

Bathroom

A stylish bathroom featuring a four piece suite comprising: free standing bath with central mixer tap and power point for television over the bath, walk in shower cubicle with mains pressure rainwater shower, wash hand basin set into vanity unit with storage cupboard beneath and close coupled WC. Feature tiled flooring. Feature walls. Heated towel radiator. Wired for wall lights. Spotlights to the ceiling. Extractor.

Rear Garden

Fully enclosed and landscaped garden with wooden fencing to both sides and to the rear. Laid with tiled patio for ease of maintenance. Two raised flower beds. External electric points and cold water tap. Outdoor electricity connected to garden wall lights.

Additional Information

Freehold. Council Tax Band E (Cardiff). EPC rating TBC.

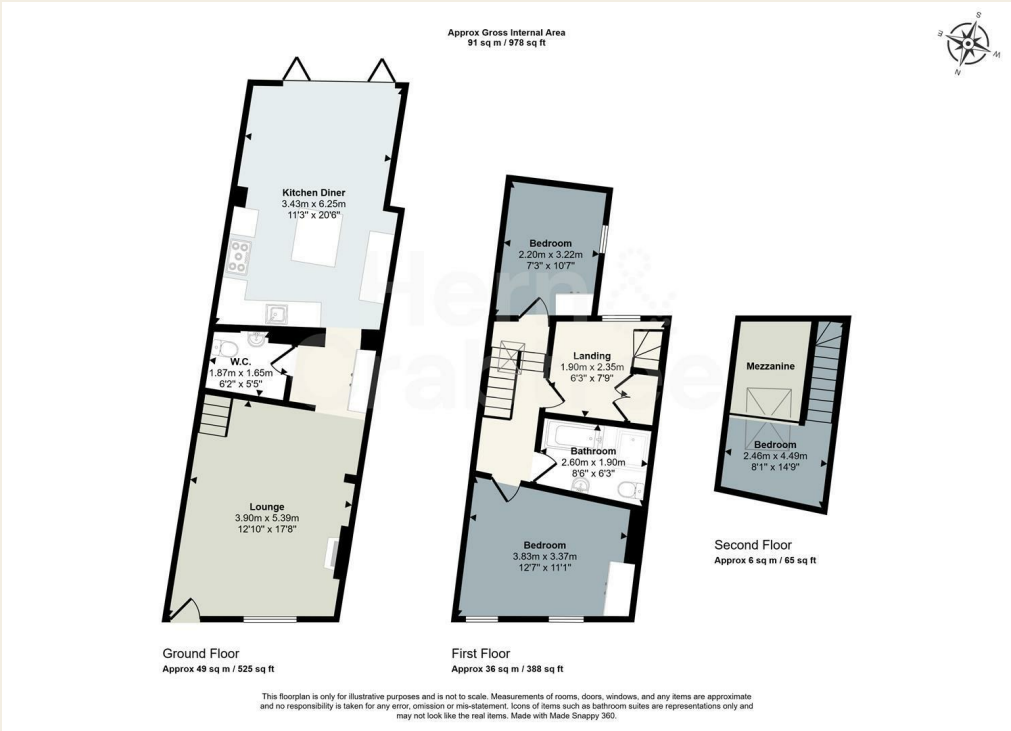
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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



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