Bronwydd Avenue

PENYLAN, CARDIFF, CF23 5JP

£785,000

Hern & Crabtree

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Set within established Penylan, this beautifully kept four-bedroom detached home has been thoughtfully arranged for family life, with generous living spaces, an integral garage, a two-car driveway and a wonderfully private rear garden.

The ground floor unfolds from a bright entrance hall into a series of connected yet distinct rooms. At its heart is the kitchen and dining room, where plentiful cabinetry and a breakfast bar create a sociable setting for everyday life. Beyond, the dining space flows into a striking orangery, its broad glazed roof and wall-to-wall doors drawing natural light deep into the house. Electric underfloor heating makes this a space to enjoy throughout the seasons, while French doors connect directly with the lounge to create an excellent arrangement for entertaining.

The lounge has a warmer, more traditional character, centred around a marble fireplace with gas fire, while a separate front reception room provides valuable flexibility as a sitting room, study or playroom. A utility room, cloakroom and internal access to the garage complete the ground floor.

Upstairs are four well-proportioned bedrooms, each with fitted storage, alongside a family bathroom and an en suite to the principal bedroom.

Outside, the rear garden provides an appealing counterpoint to the generous interior, with a stone-paved terrace stepping down to a broad lawn enclosed by mature hedging and trees. To the front is driveway parking for two cars alongside a neatly arranged garden.

Penylan remains one of Cardiff's most sought-after residential neighbourhoods, well placed for the green expanses of Roath Park and the independent shops, cafés and everyday amenities around Wellfield Road and Albany Road. Situated within the current designated catchment area for Cardiff High School, subject to Cardiff Council's admissions criteria and any future catchment changes. Buyers are advised to verify school catchment and admissions directly with the local authority.

Approx 2116.00 sq ft

Council Tax Band: G

Entrance Porch
Double glazed obscured windows to the front and side, incorporating decorative stained glass detailing. PVC entrance door with obscured double glazing and matching stained glass detail. Laminate flooring and glazed timber door opening into the inner hallway.

Entrance Hall
Natural light is drawn through from the entrance and stairwell. Laminate flooring, coved ceiling, ceiling light and radiator. Doors provide access to the principal ground-floor rooms, with stairs rising to the first floor.

Kitchen
Double glazed window to the side. Fitted with an extensive range of wall and base units with granite work surfaces over, including glazed display cabinetry and additional feature lighting. Double-bowl sink, integrated fridge/freezer and dishwasher, electric hob with extractor over and built-in oven. A breakfast bar provides informal seating and creates a natural divide between the kitchen and dining space. Coved ceiling with recessed spotlights, laminate flooring and radiator.

Utility Room
Double glazed obscured window to the side and PVC door opening onto the side passage. Fitted base units and work surface with space for laundry appliances. Coved ceiling and internal door providing direct access to the garage.

Dining Room
Double glazed windows bring natural light into the room, complemented by wall lights within the side extension. A generous dining space adjoining the kitchen and opening directly into the orangery. Laminate flooring, coved ceiling, recessed spotlights and radiator. French-style glazed doors open into the orangery.

Orangery
Floor-to-ceiling double glazing to the rear and side, with broad glazed doors designed to open the space towards the garden. An expansive glazed roof draws excellent natural light from above. Tiled flooring with electric underfloor heating, radiator and perimeter spotlights. Internal French doors connect with both the dining area and lounge, creating an excellent flow between the principal living spaces.

Lounge
Double glazed French doors open onto the rear terrace, with a further set of glazed doors connecting directly with the orangery. A marble fireplace and hearth with gas fire form the focal point of the room, complemented by feature lighting. Coved ceiling, two ceiling lights, wall lighting and radiator. A glazed timber door provides access from the hallway.

Reception Room
Double glazed window to the front overlooking the garden. A versatile second reception room with laminate flooring, coved ceiling and radiator, suitable for use as an additional sitting room, home office or playroom.

Cloakroom
Double glazed obscured window to the side. Positioned beneath the staircase and approached via a step down from the hallway, with WC, wash hand basin with storage beneath and wall lighting. Further useful under-stair storage is accessed via a step up.

First Floor Landing
Double glazed obscured window to the side illuminates the turning staircase. Coved ceiling, ceiling light and access hatch to the loft. Doors lead to all four bedrooms and the family bathroom.

Principal Bedroom
Two double glazed windows to the front. A generous principal bedroom with two radiators, laminate flooring, coved ceiling and fitted three-door wardrobe. Door to the en suite.

En Suite
Walk-in shower, wash hand basin with storage beneath, heated towel rail and spotlighting. Fully tiled walls.

Bedroom Two
Double glazed window to the front. Laminate flooring, coved ceiling, radiator and fitted wardrobe with mirrored sliding doors.

Bedroom Three
Double glazed window to the rear overlooking the garden and orangery. Laminate flooring, coved ceiling, radiator and extensive fitted wardrobes.

Bedroom Four
Two double glazed windows, positioned to the rear and side. Laminate flooring, coved ceiling, radiator and fitted wardrobes spanning one wall.

Family Bathroom
Double glazed obscured window to the side. Fitted with a bath, separate walk-in shower, WC and wash hand basin with drawer storage beneath. Mirrored storage and shelving with integrated spotlighting, fully tiled walls, coved ceiling and radiator.

Integral Garage
Two double glazed obscured windows to the side, with additional obscured glazing incorporated within the garage door. A wide and useful garage with electrically operated shutter door, solid floor and exposed timber roof structure. Housing the property's heating and hot-water equipment, with internal access from the utility room.

Front Garden & Driveway
A driveway provides off-road parking for two vehicles, bordered by established hedging and a pathway leading to the entrance and around the side of the house. The remaining frontage is neatly arranged with planted areas, hedging and an area of artificial lawn, with a low brick boundary wall separating the garden from the pavement. Pathways run along both sides of the property.

Rear Garden
A stone-paved terrace extends immediately from the house, providing a natural outdoor seating and entertaining area. Steps descend to a generous lawn enclosed by established hedging, with mature trees adding greenery, shade and privacy. A further seating area sits within the terrace, creating an attractive garden setting connected directly with the principal living spaces.

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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.

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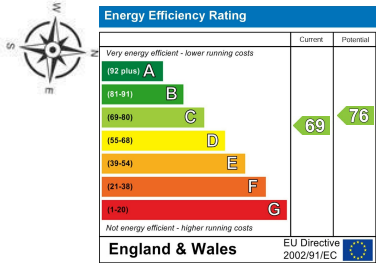
Approx Gross Internal Area
199 sq m / 2139 sq ft

Ground Floor
Approx 127 sq m / 1363 sq ft

First Floor
Approx 72 sq m / 776 sq ft



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