



Hogg & Hogg

Estate Agents

Westminster Court, Langdale Close, Penylan, Cardiff, CF23 5NA

Penylan

£230,000



Spacious First Floor Maisonette with Garage, Driveway & Private Gardens – No Onward Chain

Situated in the heart of the ever-popular Penylan area, this spacious purpose-built first-floor maisonette offers generous accommodation, private outdoor space and a long lease extending until 2146. Offered to the market with no onward chain, the property presents an excellent opportunity for buyers seeking a home they can move straight into whilst also offering scope to update and personalise to their own tastes over time.

The accommodation is accessed via its own private entrance, with stairs rising to a spacious first-floor landing. The property offers a bright and generously proportioned lounge/dining room, providing ample space for both relaxing and entertaining, together with a fitted kitchen, two well-sized double bedrooms and a shower room.

Whilst the property has been lovingly maintained over the years, some buyers may wish to undertake cosmetic updating, creating an exciting opportunity to add value and create a home tailored to their own style and requirements.

One of the property's standout features is the outside space. Unlike many apartments, this maisonette benefits from its own front garden together with a section of the rear garden, providing valuable outdoor areas to enjoy throughout the year. The property also benefits from a private garage and driveway parking, a rare and highly sought-after feature within this location.

Further benefits include electric storage heaters, double glazing and the peace of mind provided by a long lease running until 2146.

The location is undoubtedly one of the property's greatest attractions. Penylan remains one of Cardiff's most desirable residential areas, renowned for its attractive surroundings, excellent local amenities and strong community feel. Roath Park is within easy walking distance, offering beautiful parkland, the lake and recreational facilities, whilst Wellfield Road, with its popular cafés, restaurants, independent shops and everyday amenities, is also easily accessible.

The property is conveniently positioned on a regular bus route into Cardiff city centre and falls within the highly regarded Cardiff High School catchment area, further enhancing its appeal to a wide range of buyers.



Located in the heart of sought-after Penylan, this spacious purpose-built first-floor maisonette is offered for sale with no onward chain and benefits from a long lease extending to 2146. The accommodation comprises a generous lounge/dining room, fitted kitchen, two double bedrooms and a shower room. Whilst well maintained throughout, the property offers excellent scope for cosmetic updating, allowing buyers to create a home to their own taste. Further benefits include a private entrance, garage, driveway parking, front garden and a section of rear garden. Ideally positioned within the Cardiff High School catchment area, close to Roath Park, local shops, Wellfield Road and excellent public transport links. A rare opportunity in one of Cardiff's most desirable locations.

Council Tax Band: D

Property Type: Maisonette

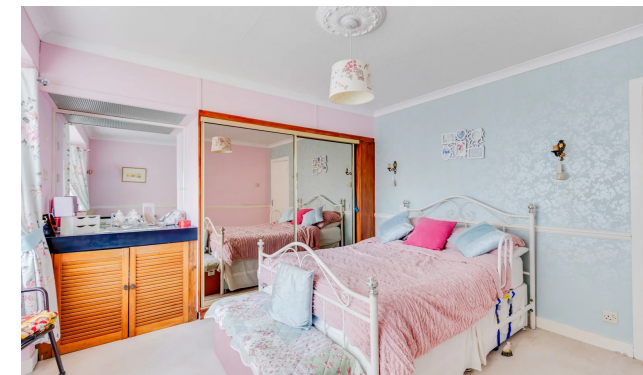
Bedrooms: 2

Bathrooms: 1

Receptions: 1

- Purpose-built first-floor maisonette
- Two double bedrooms
- Spacious lounge/dining room
- Fitted kitchen
- Shower room
- Garage and driveway parking
- Front garden and section of rear garden
- Long lease until 2146
- No onward chain
- Cardiff High School catchment





Hogg & Hogg Sales

20 Maryport Road, Penylan, Cardiff

02920 10 25 25

enquiries@hoggandhogg.wales

<https://www.hoggandhogg.wales/>

Hogg & Hogg
Estate Agents