

Pen Y Bryn Road

HEATH, CARDIFF, CF14 3LG

GUIDE PRICE £400,000

**Hern &
Crabtree**



Pen Y Bryn Road

Positioned on a well regarded residential street in the heart of Heath, this handsome bay fronted mid terrace home offers spacious and versatile accommodation across three floors. Beautifully maintained and rich in character, the property blends period detailing with practical family living to create a home that feels both welcoming and refined.

The entrance hall sets the tone with original tiled flooring, coved ceilings and a traditional staircase rising through the property. To the front, the elegant living room centres around a cast iron fireplace with slate hearth and wooden surround, while the bay window draws natural light across the wooden flooring and picture rails. Beyond lies a generous dining area flowing into the kitchen, creating a sociable arrangement ideal for everyday living and entertaining. Skylights and glazed doors enhance the sense of light, while integrated appliances, black granite work surfaces and tiled flooring provide a practical finish. A separate utility room and ground floor wet room add further flexibility.

The upper floors continue to impress with three bedrooms arranged across the first floor, including two generous doubles alongside a smaller room ideal for use as a home office or nursery. A further bedroom occupies the second floor and benefits from fitted storage and an en suite shower room. Original features including coved ceilings, ceiling roses and dado rails remain throughout, adding warmth and character.

Outside, the rear garden has been thoughtfully landscaped with paved seating areas, established planting, fruit trees and a winding stone and gravel pathway leading to a powered garden shed.

Pen Y Bryn Road is ideally placed for access to Heath Park, the University Hospital of Wales and a wide selection of shops, cafés and amenities in Heath and Birchgrove. The area is also well regarded for its excellent schools and convenient transport links into Cardiff city centre.



1308.00 sq ft

Entrance Hall

Entered via the original wooden front door with obscure stained glass inserts and matching side panels beneath a storm porch. Original tiled flooring, coved ceiling, dado rail, radiator and staircase rising to the first floor with an open understairs area.

Living Room

Double glazed bay window to the front elevation. Coved ceiling, picture rail, wooden flooring and radiator. Feature fireplace with cast iron inset, slate hearth and wooden surround housing a living flame gas fire.

Dining Room

Open plan to the kitchen with coved ceiling, radiator and feature fireplace which is currently not in use.

Kitchen

Double glazed skylights to the rear, double glazed rear window and double glazed patio door leading to the garden. Fitted with wall and base units beneath black granite work surfaces incorporating a sink and drainer. Integrated fridge, five ring gas hob, electric oven, grill and dishwasher. Recessed lighting and tiled flooring throughout.

Utility Room

Double glazed skylight and double glazed rear window. Wall units, laminate work surface and space and plumbing for washing machine and tumble dryer. Continuation of tiled flooring.

Wet Room

Double glazed skylight to the rear. Wet room style shower area with non slip flooring and central drain. WC, wash hand basin, heated towel rail and waterproof wall panelling.

First Floor Landing

Staircase rising to the second floor. Wooden balustrade, coved ceiling and dado rail.

Bedroom One

Double glazed bay window to the front elevation. Coved ceiling, ceiling rose, wooden flooring and radiator.

Bedroom Two

Double glazed window to the rear elevation. Coved ceiling, built in cupboard, which houses the gas boiler, and radiator.

Bedroom Three

Double glazed window to the front elevation. Dado rail and radiator.

Family Bathroom

Double glazed obscure window to the rear. Non-slip vinyl flooring, partially tiled walls, heated towel rail, WC, wash hand basin and bath with shower over.

Second Floor Bedroom

Double glazed skylights to the front and rear elevations. Laminate flooring, radiator and useful eaves storage cupboards.

En Suite Shower Room

Double glazed skylight to the rear. Walk in corner shower, WC, wash hand basin, non-slip vinyl flooring and tiled walls.

Front Garden

Low brick wall boundary with gravelled area, planted pots and paved pathway leading to the entrance porch.

Rear Garden

Paved seating area immediately to the rear of the property with planted borders, fruit trees and a winding stone and gravel pathway leading to a further patio area. Outside water tap and garden shed with electricity supply.

Disclaimer

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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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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

