

**WRIGHTS.**



**18 Minster Road, Cardiff**

Cardiff

Guide Price **£450,000**



## 18 Minster Road

Cardiff, Cardiff

A characterful three-bedroom Victorian terrace in Penylan, offering generous living space, an east-facing garden and garage via gated rear lane.

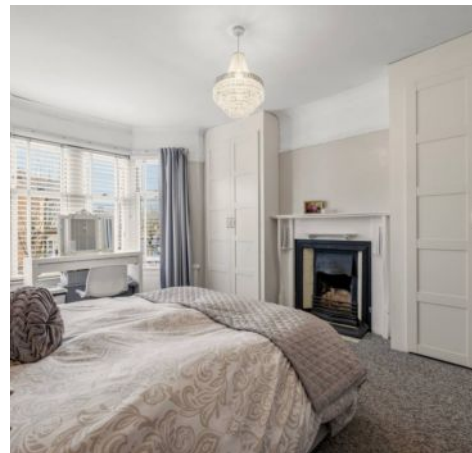
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- THREE BEDROOM VICTORIAN TERRACED HOME
- SOUGHT AFTER PENYLAN LOCATION
- TWO RECEPTION ROOMS WITH PERIOD FEATURES
- EXTENDED KITCHEN WITH BREAKFAST SPACE
- FAMILY BATHROOM RENOVATED IN 2025
- EAST FACING REAR GARDEN
- MARLBOROUGH PRIMARY AND CARDIFF HIGH SCHOOL CATCHMENT AREA
- CLOSE TO WATERLOO GARDENS AND ROATH PARK
- NEAR WELLFIELD ROAD SHOPS, CAFÉS AND RESTAURANTS
- EASY ACCESS TO CARDIFF CITY CENTRE AND TRANSPORT LINKS



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**Hall**

15' 5" x 7' 3" (4.70m x 2.20m)

**Living Room**

14' 5" x 13' 9" (4.40m x 4.20m)

**Family Room**

14' 1" x 12' 6" (4.30m x 3.80m)

**Dining Area**

9' 2" x 7' 3" (2.80m x 2.20m)

**Kitchen**

16' 5" x 6' 3" (5.00m x 1.90m)

**Landing**

9' 10" x 7' 3" (3.00m x 2.20m)

**Primary Bedroom**

14' 7" x 12' 6" (4.45m x 3.80m)

**Bedroom 2**

10' 9" x 10' 10" (3.28m x 3.30m)

**Bedroom 3**

8' 2" x 7' 3" (2.50m x 2.20m)

**Bathroom**

**Garage**

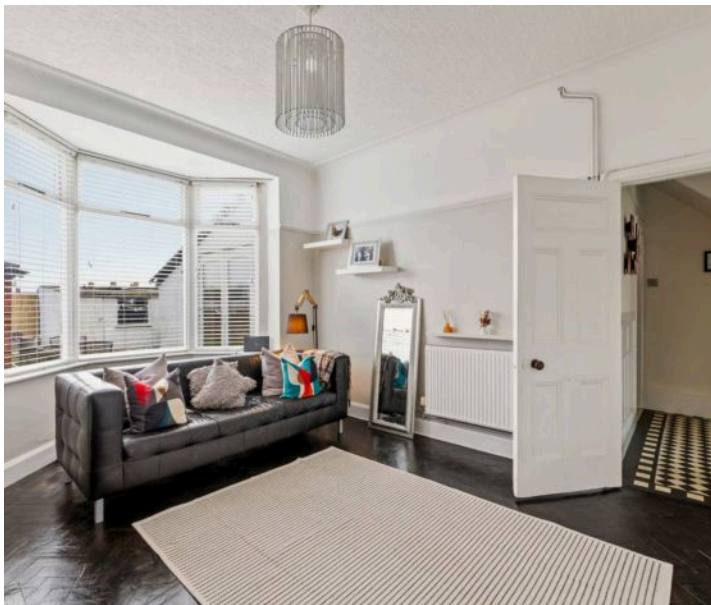
**Shed**

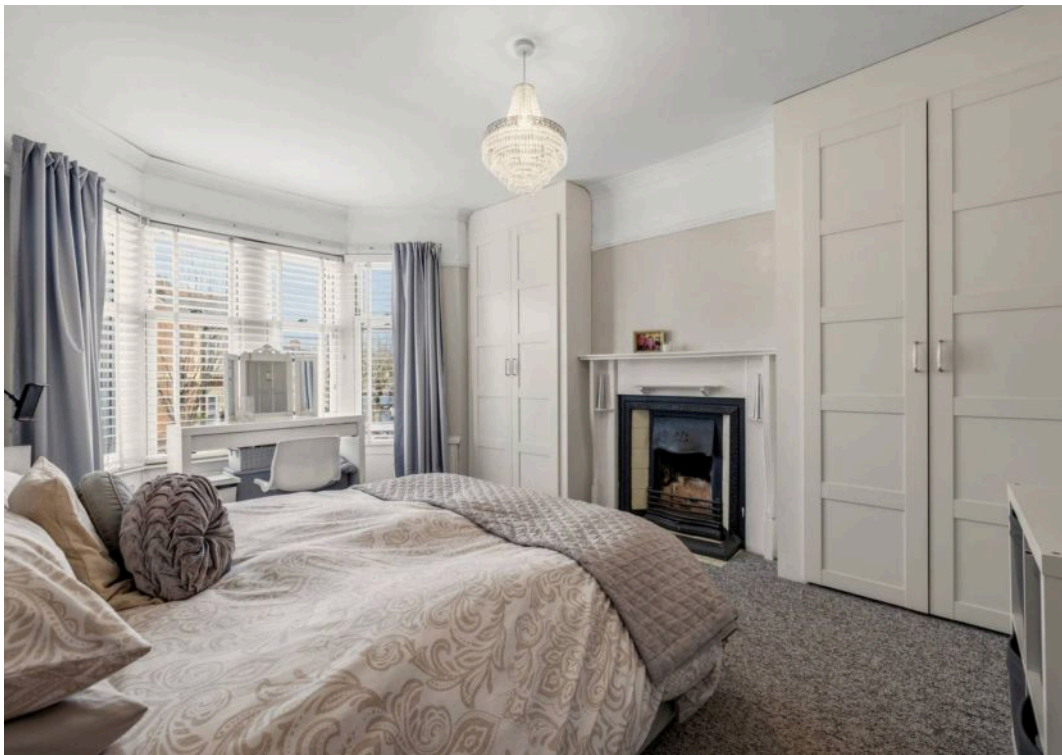


**GARDEN**

**ON STREET**

1 Parking Space







**Total: 107 m<sup>2</sup>**  
 Ground Floor: 59 m<sup>2</sup>, First Floor: 48 m<sup>2</sup>  
 Excluded Areas: Shed: 3 m<sup>2</sup>, Garage: 10 m<sup>2</sup>, Walls: 14 m<sup>2</sup>

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