

REDUCED

Offers in Region of £550,000 Freehold



12 Llanedeyrn Road, Penylan, Cardiff, South Glamorgan. CF23 9DX

- PERIOD DOUBLE BAY FRONTED
- 3 RECEPTION ROOMS
- GARAGE
- REAR LANE ACCESS
- MODERN FITTED KITCHEN

- 4 BEDROOMS
- PERIOD FEATURES & GENEROUS DIMENSIONS
- GREAT POTENTIAL
- HIGHLY-DESIRABLE LOCATION
- CLOSE TO SCHOOLS, SHOPS & AMENITIES



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PROPERTY DESCRIPTION

Introducing a stunning period double bay fronted terraced house situated in the highly-desirable Penylan area. This impressive family home boasts generous dimensions and a wealth of period features throughout, offering a perfect blend of character and contemporary living. With three spacious reception rooms, four well-proportioned bedrooms, and a modern fitted kitchen, this property presents excellent potential for growing families or those seeking versatile living space in a sought-after location.

The heart of the home is the beautifully appointed modern kitchen, which complements the character-filled rooms perfectly and provides a practical and stylish area for daily living and entertaining. The three reception rooms are generously sized, providing ample space for both formal and informal gatherings, as well as the possibility to create a home office, playroom, or additional living area to suit your needs. Natural light floods these rooms through the large bay windows, enhancing the welcoming and airy atmosphere.

Upstairs, you'll find four comfortable bedrooms, each featuring period details such as high ceilings and decorative mouldings, ensuring charm and character are maintained throughout. The family bathroom is conveniently located and offers a bright and functional space for everyone in the household. The generous room sizes offer flexibility and potential to adapt the property further to meet your lifestyle requirements.

One of the standout features of this property is the rear lane access, providing easy entry to the garage, a rare and valuable asset in this location. Whether you require secure off-street parking or additional storage, the garage and rear access provide excellent practical benefits for modern family living.

Penylan is renowned for its community feel and highly-regarded schools, making it an ideal setting for families. The location is incredibly convenient, with local shops, cafes, and amenities within easy walking distance, ensuring that everything you need is close at hand. Excellent transport links also make commuting to Cardiff city centre and surrounding areas straightforward.

With its period charm, fantastic location, and versatile living spaces, this terraced house represents a wonderful opportunity for anyone looking to settle in one of Cardiff's most popular neighbourhoods. The property offers great potential to personalise and enhance the home to create the perfect family haven or investment.



ROOM DESCRIPTIONS

Outside Front

Accessed from street via metal gate; tiled path, bordered on both sides; area laid to crazy paving

Entrance Porch

3' 6" x 2' 2" (1.07m x 0.66m) Accessed via solid double timber doors with obscured glazed transom over; tiled flooring; tiled walls

Entrance Hall

8' 0" x 14' 6" (2.44m x 4.42m) Accessed via timber front door with leaded, obscured and stained glazing panel with leaded, obscured and stained glazed transom over; tiled flooring; radiator; storage cupboard housing gas meter, electricity meter and RCD Consumer Unit with leaded, obscured and stained glass picture window to front; under stairs storage cupboard; internal obscured, leaded and stained picture window; stairs case rises to first floor

Living Room

15' 11" x 13' 3" (4.85m x 4.04m) PLUS BAY
Laminate flooring; radiator; fireplace surround; bay window to front with uPVC DG

Reception Room

12' 4" x 12' 5" (3.76m x 3.78m) Laminate flooring; radiator; open fireplace; uPVC double French Doors provide access to Lean-To/Rear Garden

Dining Room

9' 11" x 8' 8" (3.02m x 2.64m) Laminate flooring;

Kitchen

13' 0" x 6' 5" (3.96m x 1.96m) Tiled flooring; modern fitted kitchen with matching wall and base units with worktops over and tiled splash backs; space for cooker with gas hob and electric fan-assisted oven; stainless steel sink with draining board and mixer tap; uPVC door with obscured panel provides access to Lean-To/Rear Garden

Lean-To

Requires investment or demolition

First Floor Landing

5' 4" MIN x 10' 2" MAX (1.63m x 3.10m)
Carpeted; storage cupboard; access to all Bedrooms and Family Bathroom; access hatch to loft

Bedroom 1

13' 8" x 15' 5" INTO BAY (4.17m x 4.70m)
Carpeted; radiator; bay window to front with uPVC DG window

Bedroom 2

8' 6" MIN x 12' 6" MAX (2.59m x 3.81m)
Carpeted; radiator; uPVC DG window to rear

Bedroom 3

10' 5" x 9' 6" (3.17m x 2.90m) Carpeted; radiator; uPVC DG window to front

Bedroom 4

7' 1" x 9' 0" (2.16m x 2.74m) Carpeted; radiator; cupboard housing gas central heating combi boiler: MAIN Eco Compact; uPVC DG window to front



MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

EPC Rating: C (69)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

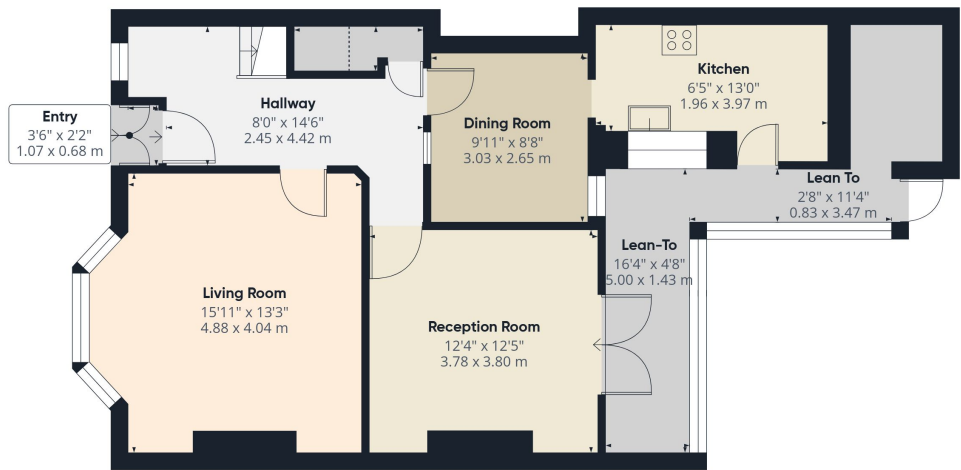
Please see Ofcom coverage checker

Construction Type

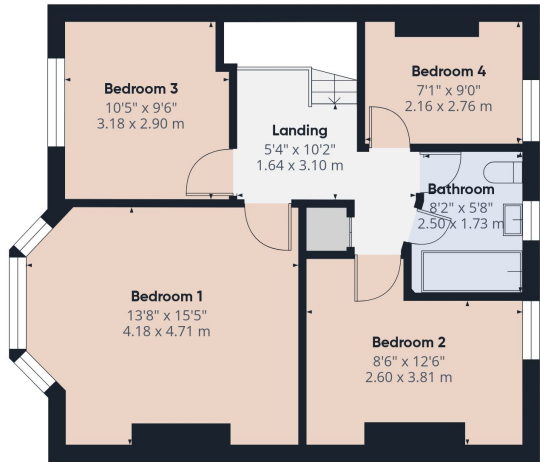
Standard



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area^m
1432 ft²
133.1 m²

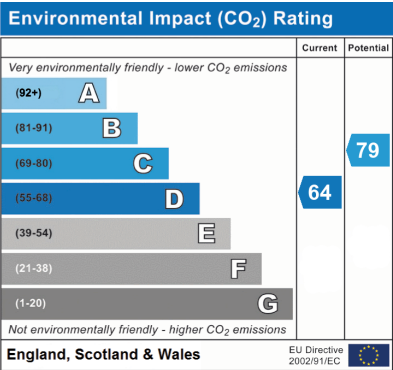
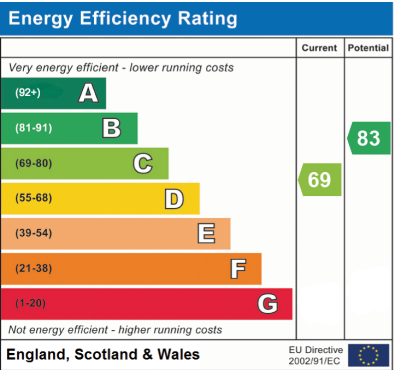
Reduced headroom
7 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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