FOR SALE

Offers in Excess of £460,000 Freehold



Woosnam Close, Penylan, Cardiff. CF23 9DN

- NO CHAIN
- DETACHED
- 4 BEDROOMS
- ENSUITE TO PRIMARY BEDROOM
- DRIVEWAY
- SUBSTANTIAL KITCHEN/DINER
- CONSERVATORY
- GARAGE CONVERSION
- POPULAR PENYLAN LOCATION
- CLOSE TO A48 AND M4 CORRIDOR
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & TRANSPORT LINKS TO CARDIFF

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PROPERTY DESCRIPTION

Welcome to this spacious, detached 4-bedroom family home nestled in the highly desirable Penylan area - available with NO ONGOING CHAIN. Boasting a substantial kitchen/diner, two well-proportioned reception rooms, and a bright conservatory, this property perfectly combines comfortable living with versatile space for family life and entertaining. The primary bedroom benefits from a modern ensuite bathroom, while the additional family bathroom services the other bedrooms. Outside, you'll find a driveway offering convenient off-road parking and a garage conversion that provides extra living space, adding to the property's overall appeal. Ideally positioned close to the A48 and M4 corridors, this home offers excellent access to Cardiff city centre, local schools, shops, amenities, and transport links.

Penylan is a popular and vibrant suburb known for its leafy streets, strong community feel, and convenient location. It is highly regarded for its excellent local schools, making it an ideal choice for families. Residents enjoy proximity to a variety of independent shops, cafes, and eateries, while beautiful parks and recreational facilities are just a short distance away. Benefiting from superb transport connections, Penylan allows for quick and easy access to Cardiff city centre and beyond, appealing to commuters and families alike.

Upon entering the property, you are welcomed into a generous hallway that provides access to the one of the reception rooms and to the heart of the home. The front reception room is a bright and comfortable space, perfect for relaxing or hosting guests. The spacious kitchen/diner serves as the focal point of the property, equipped to accommodate large family meals and gatherings, with ample cabinetry and room for a dining table. Adjacent to this is a second reception area, offering flexibility depending on your needs – whether as a formal dining room, playroom, or home office. The conservatory offers a tranquil and sun-filled space ideal for enjoying your morning coffee or unwinding in the evening while overlooking the garden.

The first floor features four well-sized bedrooms, with the primary bedroom proudly boasting a modern ensuite bathroom, providing a private sanctuary for parents. The remaining three bedrooms are versatile and well-appointed, suitable for children, guests, or as a home workspace. A family bathroom completes the upper level, fitted with contemporary fixtures and a clean design.

Externally, the home benefits from a driveway, providing off-road parking (the integral garage has been converted into additional living space). The surrounding garden offers a private and peaceful outdoor area, ideal for children to play or for hosting summer gatherings. The property's prime Penylan location offers a wonderful opportunity for prospective buyers seeking comfort and convenience close to Cardiff city centre.





ROOM DESCRIPTIONS

Outside Front
Driveway laid to tarmacadam; area laid to lawn bordered by mature hedges; path laid to paving slabs leads to Front Door; path to side laid to paving slabs leads to timber gate providing access to Rear Garden

Entrance Hall
9' 6" x 6' 1" (2.90m x 1.85m) Accessed via uPVC front door with obscured DG decorative panel; laminate flooring; under stairs storage cupboard; access to Living Room, Guest WC and Kitchen/Diner; carpeted stairs rise to First Floor

Guest WC
3' 4" x 6' 2" (1.02m x 1.88m) Tiled flooring; ladder style radiator; WC; pedestal wash hand basin with mixer tap and tiled splash back; uPVC obscured DG window to front

Living Room
14' 8" x 11' 4" (4.47m x 3.45m) PLUS BAY Laminate flooring; 2 x radiators; feature fireplace; 2 x uPVC DG windows to front, one to Bay

Kitchen / Diner
23' 0" x 10' 0" (7.01m x 3.05m) Flooring to dining area laminate; flooring to kitchen ceramic tiling; modern fitted kitchen with matching wall and base units with worktops over and tiled splash backs; breakfast bar; radiator; integrated stainless steel sink with half bowl, draining board and mixer tap; integrated Beko dishwasher; space for Range style cooker; space for free-standing American-style fridge/freezer; open plan to Utility Room

Utility Room
6' 3" x 5' 2" (1.91m x 1.57m) Tiled flooring continued; matching kitchen units and worktop; stainless steel sink with draining board and mixer tap; space and plumbing for washing machine; space for tumble dryer; Ideal icos HE18 central heating boiler (conventional system with tank/cylinder); uPVC door with obscured DG panel provides access to Rear Garden

Converted Garage/Reception Room
9' 1" x 18' 10" (2.77m x 5.74m) (Converted Garage: Conversion predates current ownership and is understood to have been completed c. early 2000s. No Building Regulations completion certificate or evidence of Building Control sign-off is known to exist. Buyers should make their own enquiries via their solicitor). Laminate flooring; radiator; 2 x uPVC DG windows, one to front, one to rear

Conservatory
10' 9" x 10' 0" (3.28m x 3.05m) Open plan to Dining area and Laminate flooring continues; uPVC DG French doors provide access to Rear Garden

First Floor Landing
5' 0" MAX x 13' 1" MAX (1.52m x 3.99m) Carpeted; radiator; access to all Bedrooms; access to Family Bathroom; access hatch to loft; uPVC DG window to front

Bedroom 1
14' 11" x 11' 6" (4.55m x 3.51m) Laminate flooring; radiator; access to Ensuite; uPVC DG window to front

Ensuite
6' 2" x 3' 11" (1.88m x 1.19m) PLUS SHOWER CUBICLE Tiled flooring; partly tiled walls; pedestal wash hand basin with mixer tap; WC; shower cubicle with mains powered shower; timber framed DG window to side

Bedroom 2
10' 1" x 9' 4" (3.07m x 2.84m) Laminate flooring; radiator; storage cupboard housing hot water cylinder; timber framed DG window to rear

Bedroom 3
6' 6" x 9' 7" (1.98m x 2.92m) Laminate flooring; radiator; timber framed DG window to rear

Bedroom 4
7' 11" x 6' 9" (2.41m x 2.06m) Laminate flooring; radiator; uPVC DG window to front

Family Bathroom
6' 6" x 6' 6" (1.98m x 1.98m) Tiled flooring; partly tiled walls; ladder style radiator; pedestal wash hand basin with mixer tap; WC; tiled bath with mixer taps and mains powered shower over; timber framed DG window to rear

Rear Garden
Patio area laid to paving slabs leading to timber gate providing side access to front of property; area laid to lawn mainly edged with mature hedge lined with trees





MATERIAL INFORMATION

Council Tax: Band F
N/A
Parking Types: Driveway.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: None.

EPC Rating: D (67)
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 checkers

Construction Type
Standard

Existing Planning Permission
Cardiff Council Building Control

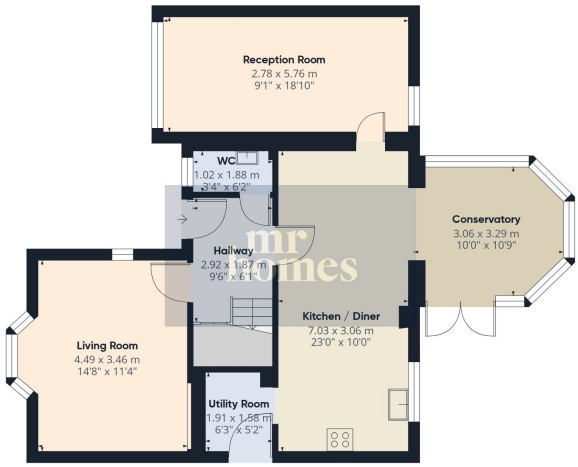
NEW DOUBLE GLAZED UPVC CONSERVATORY Ref. No.: 00/00636/R Status: Application Permitted

FENSA record for 4 Windows. Ref. No.: 01758/14/CPS Status: Building Work Complete

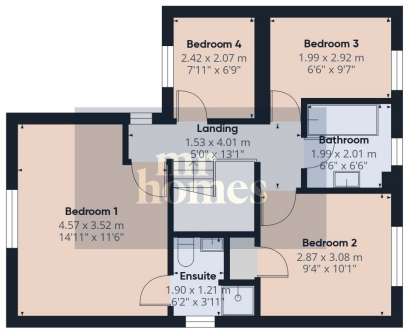




FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area(1)

123.8 m²

1331 ft²

(1) Excluding balconies and terraces

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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