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CARDIFF

VALE

CAERPHILLY

BRISTOL



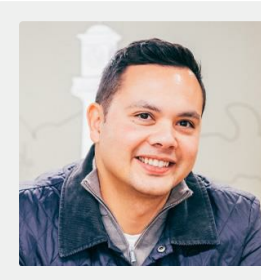
Alma Road

PENYLAN



A great example of a house with a great balance of original features & modern additions. Plus some "extras" like the basement rooms , side access and garden office !

Comments by Mr Ramzy Bancroft



Property Specialist

Mr Ramzy Bancroft

Branch manager

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Alma Road



Total Area: 168.3 m² ... 1812 ft²

All measurements are approximate and for display purposes only

"What we love most about this property is its beautiful period character, especially the original wooden floorboards and the lovely ceiling mouldings that provide so much charm. It has also been an amazing place to live logistically; we have absolutely loved being so close to the local parks for walks, and having all the shopping, cafes, and restaurants on Wellfield Road right on our doorstep."

Comments by the Homeowner





Alma Road

Penylan, Cardiff, CF23 5BD

Offers Over

£550,000



4 Bedroom(s)



1 Bathroom(s)



1812.00 sq ft



Contact our
Penylan Branch
02920 499680

OFFERS OVER £550,000
We are happy to offer for sale this stunning and unique end of terrace house in Penylan. Located on Alma Road, this period property has been restored and improved by the current owners, and offers features that are rare to find in the area. Internally the house has a host of original features such as fireplaces, stripped wood floors and doors, all blended with contemporary modern additions such as the sleek kitchen with island, and stylish shower room. Downstairs there is a lovely entrance hall with period tiles floors, a through lounge diner with fireplaces, timber sash windows, and wood floors, modern kitchen diner with bi-fold doors to garden, and WC. There are three great size bedrooms upstairs with the third rear bedroom having two spaces, which would be ideal for children or as a guest area. The property further benefits from a basement with lots of built in storage and two handy rooms. Outside is a low maintenance enclosed garden, covered side area allowing storage and access to the front, as well as a super GARDEN ROOM, which is fully converted and insulated to be used as a home office with electrics and internet. The location is particularly attractive as you have shops, coffee shops and parks on your doorstep, and within great catchment for Schools, making it great for families.



Hall	Garden
Lounge	covered Storage area & side access
Sitting room	Outside office & Utility
WC	Tenure
Kitchen diner	Freehold, but this is to be checked by your solicitor
Basement storage	Council tax
Basement rooms	Band - F
Landing	School catchment
	Marlborough Primary School
	Cardiff High School
	Ysgol Y Berllan Deg
	Ysgol Gyfun Gymraeg Bro Edern
	* To be confirmed by your legal advisor *
Bedroom 1	
Bedroom 2	
Bedroom 3	
Shower room	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

