

8 The Paddock

Penylan | Cardiff | CF23 5JN

Detached House | Guide Price £715,000



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PROPERTY DESCRIPTION

MGY are delighted to offer for sale this sought after area of Penylan on a large plot with potential to develop (subject to planning permission) The property briefly comprises of porch, large hallway, cloakroom, lounge, dining room, kitchen, utility room, bedroom with shower cubicle to the ground floor. First floor landing utilised as study area, two bedrooms, bathroom and separate wc. Delightful gardens to the front and side. Garage with off road parking. Viewing highly recommended !

- **Tenure** Freehold
- **Council Tax Band G**
- **Floor Area (Approx).** 2,346 sq ft
- **Viewing Arrangements** Strictly by Appointment

LOCATION

The property is situated in the sought after area of Penylan situated in spacious tree lined roads. Close proximity to Wellfield Rd and Albany Rd with many shops and amenities. Roath Park and lake is also not too far away. Good transport links to the city centre and A48. Well regarded schools of all levels in close proximity.

PORCH

Entered via upvc door with glazed panel and upvc double glazed windows either side. Tiled flooring. Door to :-

HALLWAY

A large entrance hall. Entered via obscure glass wooden door with obscure glazed panels either side. Coved ceiling. Stairs rising to first floor. Under stairs storage cupboard.

LOUNGE

20' 4" x 13' 10" (6.21m x 4.24m)
Upvc double glazed sliding patio doors to garden with upvc double

glazed window to side. Two further upvc double glazed windows to side. Coved ceiling. Feature brick wall with hearth and electric fire. Central heating radiator.

DOWNSTAIRS CLOAKROOM

Upvc obscure window to side. Pedestal wash hand basin. Cloak hanging. Central heating radiator. Door to separate wc with upvc obscure double glazed window to side. Further door to bedroom.

BEDROOM THREE

12' 3" x 17' 3" maximum (3.74m x 5.28m) Upvc double glazed window to side. Textured and coved ceiling. Glass door to fully tiled shower cubicle. Built in wardrobes with storage above. Central heating radiator.

KITCHEN

13' 7" x 11' 3" maximum (4.15m x 3.44m) Upvc double glazed windows to side. Laminate flooring. Textured ceiling. Range of base and wall units with worksurface and tiled splash backs incorporating stainless steel sink

unit with mixer tap and drainer. Recess for dishwasher and oven and hob. Space for fridge freezer. Serving hatch to dining room. Space for table and chairs. Door to :-

UTILITY ROOM

Plumbing for automatic washing machine and tumble dryer. Door to :-

REAR PORCH

Upvc double glazed door with glazed panel to side. Access doors to rear garden and garage.

DINING ROOM

13' 10" x 13' 4" (4.23m x 4.07m)
Upvc double glazed window to front and further upvc double glazed windows to side.. Coved ceiling. Serving hatch to kitchen. Central heating radiator.

FIRST FLOOR

Landing Area - Stain glass decorative window to rear. Fitted with office furniture. Door to storage room. Door to airing cupboard with hot water tank and shelving.

BATHROOM

Upvc obscure double glazed window to side. Part tiled walls. Three piece avocado coloured suite comprising of corner bath, pedestal wash hand basin and fully tiled shower cubicle. Central heating radiator.

WC

Upvc obscure double glazed window to side. Low level wc. Central heating radiator.

MASTER BEDROOM

16' 0" x 14' 0" (4.88m x 4.28m)
Upvc double glazed windows to front and side. Two built in wardrobes. Range of fitted drawers. Wall lights. Central heating radiator. Walk in storage cupboard with hanging and shelving.

OUTSIDE

Delightful generous sized gardens to front and rear. Separate driveway leading to car port and garage with up and over door with lighting and side door to rear porch.





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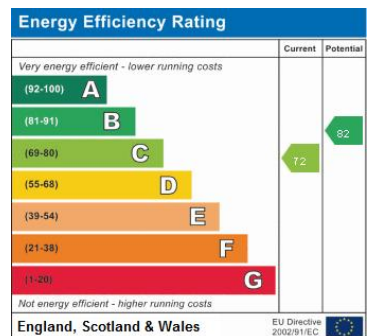
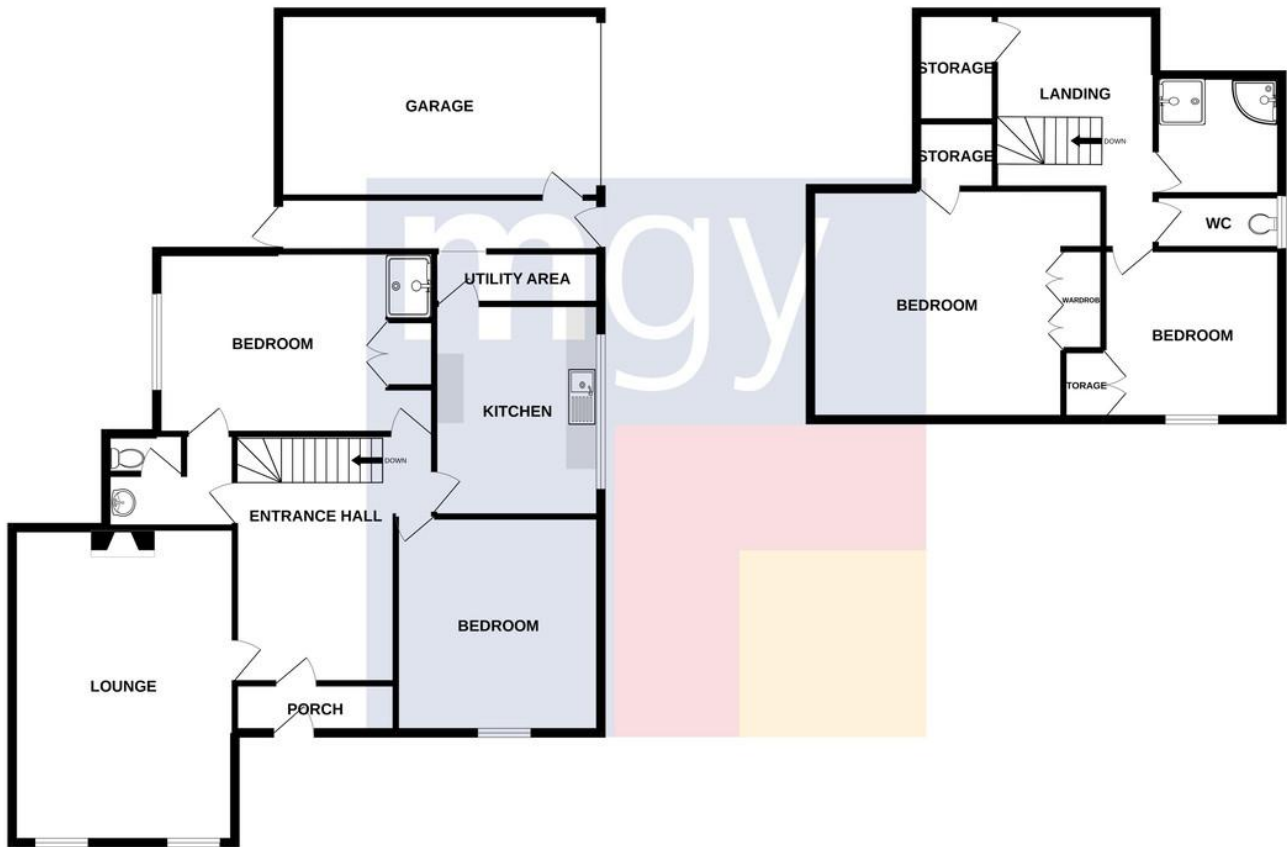
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FLOORPLANS

GROUND FLOOR

1ST FLOOR



029 2052 9026

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