

11 Ffordd Cwellyn,
Penylan, Cardiff, CF23 5NB



Estate Agents and
Chartered Surveyors

Asking Price Of

£560,000



Detached House



Property Description

MGY are delighted to offer for sale this four bedroom detached property in the sought after area of Penylan. The property briefly comprises of hallway, lounge, dining room, cloakroom, kitchen, utility room, storage room, second reception room, four bedroom, two en-suites and family bathroom. An enclosed rear garden and off road parking to the front of the property.

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,582 sq ft

**Viewing Arrangements
Strictly by appointment**

DESCRIPTION

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LOCATION

The property is situated in the sought after area of Penylan, within walking distance to Roath Park lake and range of shops and amenities are near by. Good transport links to the city centre and A48. Well regarded schools of all levels in close proximity.

ENTRANCE HALLWAY

Enter into hallway. Staircase leading to first floor. Door leading to cloakroom, lounge, second reception room and kitchen. Textured walls and ceilings with vinyl flooring.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin. Upvc double glazed obscure window to front.

LOUNGE

19' 8" into bay x 11' 3" (6.01m x 3.45m)
Feature fire place and surround. Smooth wall and ceilings with carpeted flooring with two central light pendants. Upvc double glazed bay window to front and obscured upvc double glazed window to side. Internal double doors to dining room.

DINING ROOM

11' 10" x 9' 2" (3.63m x 2.80m)
Smooth walls and ceilings with central light pendant and vinyl flooring. Double glazed aluminium sliding door to rear.

KITCHEN

16' 9" x 11' 8" (5.13m x 3.57m)
Fitted with a range of base and eye level units with worktops over. Built in double oven with induction hob and cooker hood over. Inset one and a half stainless steel sink unit plus drainer. Space for American style fridge/freezer and integral dishwasher. Built in breakfast bar with seating for two. Smooth walls with textured ceiling with two central light pendants and tiled flooring. Door leading to utility room. Upvc double glazed window to rear and double glazed aluminium sliding door to rear garden.

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UTILITY ROOM

7' 5" x 7' 6" (2.27m x 2.31m)

Fitted with a range of base and eye level units with worktops over. Inset sink unit plus drainer. Space for washing machine, tumble dryer and fridge/freezer. Smooth walls with textured ceiling and central light pendant. Upvc double glazed window to side. Door leading to storage room

STORAGE ROOM

7' 6" x 2' 7" (2.31m x 0.79m)

Built in shelving ideal for storing household goods.

SECOND RECEPTION ROOM

14' 3" x 7' 5" (4.36m x 2.28m)

Currently used as an office space by the current owners with a built in desk and storage. Smooth walls and ceilings with central light pendant and vinyl flooring. Upvc double glazed window to front.

LANDING

Access to all first floor rooms. Textured walls and ceiling with carpeted flooring and central light pendant. Airing cupboard with shelving ideal for towels and linens.

BEDROOM ONE

15' 10" to wardrobe x 10' 11" (4.84m x 3.35m)

Built in sharps wardrobes with built in side tables and dressing table. Textured walls and ceilings with two central light pendants and carpeted flooring. Door leading to en-suite shower room. Two upvc double glazed window to rear.

ENSUITE

Fitted with a three piece bathroom suite comprising of single walk in shower enclosure with WC and wash hand basin. Smooth walls and ceilings with spot lighting. Partly tiled walls and tiled flooring.

BEDROOM TWO

13' 3" x 8' 1" (4.04m x 2.47m)

Smooth walls and textured ceiling. Central light pendant and carpeted flooring. Upvc double glazed window to front.

BEDROOM THREE

16' 2" x 9' 6" (4.94m x 2.92m)

Smooth walls and textured ceiling with two central light pendants and carpeted flooring. Two upvc double glazed window to front. Door leading to walk in wardrobe with built in shelving and hanging space. Access to en suite shower room.

ENSUITE

Fitted with a two piece bathroom suite comprising of single walk in shower enclosure and wash hand basin with under sink storage. Smooth walls and textured ceiling with spot lighting. Partly tiled walls and tiled flooring.

BEDROOM FOUR

10' 0" x 9' 8" (3.06m x 2.96m)

Smooth walls and textured ceiling with central light pendant and carpeted flooring. Upvc double glazed window to front.

BATHROOM

Fitted modern three piece suite complete with travertine wall tiles and ceramic floor tiles comprising of bath with shower over, WC and wash hand basin with under sink storage. Smooth ceiling with spot lighting. Upvc double glazed obscure window to side.

OUTSIDE

Front - Parking to the front via a driveway with off road parking for up to three cars and a small front garden laid to lawn. Side access leading to the rear garden with garden gate.

Rear - Enclosed garden complete with a patio area and the remainder laid to lawn. Garden shed providing storage for garden furniture and equipment.

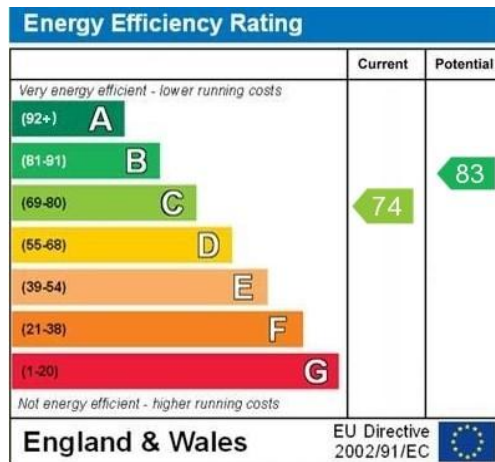
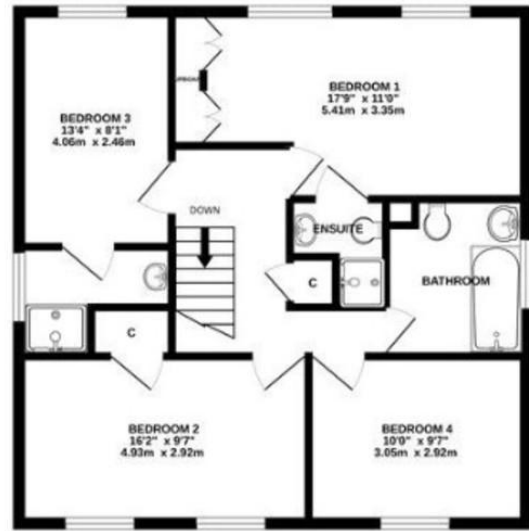
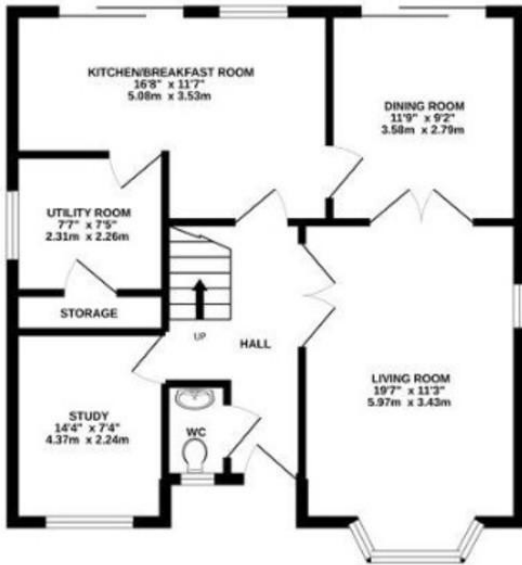
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WWW.EPC4U.COM

Birchgrove 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



mgyc.co.uk

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