

22 Axminster Road,  
Penylan, Cardiff, CF23 5AR



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£385,000**



Mid Terraced House

3

1

1

3

# Property Description

A well maintained and much loved family home in the heart of Penylan with many original features and in need of updating and modernizing. The property comprises of porch, entrance hallway, lounge, second reception, dining room and kitchen to the ground floor. Upstairs there are three bedrooms and a family bathroom. Outside there are gardens to front and rear and a garage.

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx TBC**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated in the sought after area of Penylan, within walking distance to a range of shops, bars, restaurants and much more on Albany Rd and Wellfield Rd. Roath Recreation Ground is nearby. Good transport links to the city centre and A48. Well regarded schools of all levels in close proximity.

## PORCH

Enter into porch area via wooden obscure glass double doors. Wooden panel walls with textured ceiling. Door leading to hallway.

## ENTRANCE HALLWAY

Enter into hallway via original wood obscure glass front door. Textured walls and ceiling with a central light pendant and carpeted flooring to finish. Doors leading into lounge, second reception room and dining room. Cupboard under the stairs housing electric meter.

## LOUNGE

14' 9" into bay x 14' 0" into alcove (4.52m x 4.27m)  
Textured walls and ceilings with a central light pendant and carpeted flooring to finish. Upvc double glazed bay window to front. Feature fireplace and surround.

## SECOND RECEPTION ROOM

14' 9" into bay x 11' 8" (4.52m x 3.57m)  
Textured walls and ceiling with a central light pendant and carpeted flooring to finish. Feature fireplace and surround. Upvc double glazed bay window to rear with singular door into the rear garden.

## DINING ROOM

11' 3" x 8' 2" into alcove (3.43m x 2.51m)  
Textured walls and ceiling with a central light pendant and carpeted flooring to finish. Upvc double glazed window to rear.

## KITCHEN

Fitted with a range of base units with worktops over. Inset stainless steel 1.5 sink unit plus drainer. Space for free standing cooker and hob, washing machine and under counter fridge and freezer. Upvc double glazed window to side and rear. Upvc double glazed door leading to rear garden. Textured walls and ceiling with two light pendants and vinyl flooring to finish.

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## LANDING

Textured walls and ceiling with a central light pendant and carpeted flooring to finish. Door leading into all bedrooms and bathroom. Loft hatch provides access to loft storage.

## BEDROOM ONE

15' 1" into bay x 11' 5" (4.62m x 3.50m)

Textured walls and ceiling with a central light pendant and carpeted flooring to finish. Built in fitted double wardrobes and dressing tablet. Upvc double glazed bay window to front.

## BEDROOM TWO

14' 7" maximum x 12' 4" (4.47m x 3.76m)

Textured walls and ceiling with a central light pendant and carpeted flooring to finish. Built in fitted double wardrobes and dressing table. Upvc double glazed window to rear.

## BEDROOM THREE

8' 3" x 7' 4" (2.54m x 2.26m)

Textured walls and ceiling with a central light pendant and carpeted flooring to finish. Upvc double glazed window to front.

## BATHROOM

Fitted with a traditional three piece bathroom suite comprising of bath, Wc and wash hand basin. Half tiled walls with textured ceiling and carpeted flooring to finish. Single storage cupboard housing water tank with shelving ideal for storage. Single glazed obscure window with wooden surround.

## OUTSIDE

Front - An enclosed gated front garden with a traditional paved pathway leading to the front door with a garden laid to lawn. Dwarf wall with cast iron railing and garden gate.

Rear -An enclosed rear garden offering a combination of paving with the remainder laid to lawn and a brick wall surround. Rear garden gate allows access to council gated rear lane.

## GARAGE

10' 0" x 15' 6" (3.07m x 4.73m)

Detached garage with folding wooden doors into the rear lane. Upvc double glazed window to side. Complete with power sockets and lighting.

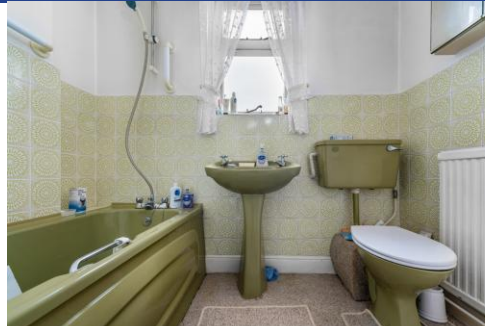


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GROUND FLOOR  
642 sq.ft. (59.7 sq.m.) approx.

1ST FLOOR  
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 1186 sq.ft. (110.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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