

UNDER OFFER



Blenheim Road

Penylan, Cardiff, CF23 5DR

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ASKING PRICE

£475,000

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

1,302 SQ FT

DETACHED

RENOVATED

FREEHOLD

LOFT ROOM

BEAUTIFULLY PRESENTED

GROUND FLOOR WC



THE PROPERTY

A beautifully presented DETACHED period property, located in the heart of Penylan. This simply stunning property has undergone an extensive refurb both inside & out, with a bright interior, mixing new & old. The accommodation comprises a lovely entrance hall, Ground floor WC, cosy front lounge, open plan kitchen diner with newly fitted kitchen and Bi Folding doors to the low maintenance courtyard garden. Upstairs there are Three good size bedrooms, contemporary bathroom, and a fantastic loft bedroom to the top floor. Situated on Blenheim Road, in Penylan with local independent coffee shops, deli's and bakery's all on your doorstep. There are also a selection of parks on hand, such as Waterloo & Mill Gardens, as well as Roath Park a short walk away. You are also within great school catchment with Marlborough primary school nearby, making this a great family home. View our 3D Virtual tour to appreciate the quality and space.



INSIDE



ACCOMMODATION

LOUNGE	4.57m`x 4.57m`3.35m
KITCHEN / DINING ROOM	6.10m`6.10mx 6.40m`3.05m
GROUND FLOOR W.C	1.22m`0.61m x 0.91m`
BEDROOM ONE	3.66m`0.61m x 4.57m`2.44m
BEDROOM TWO	3.35m`1.22m x 3.66m`3.35m
BEDROOM THREE	2.74m`2.13m x 2.13m`0.30m
LOFT ROOM	3.66m`1.52m x6.40m`2.44m

PROPERTY TYPE	HOUSE - DETACHED
INTERNAL AREA	1,302 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND F · ABOUT £2,908 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	52 · POTENTIAL 79

2 Blenheim Rd, Penylan, CRF

Main Building: Interior Area: 1349.03 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Amanda Trinder

SENIOR VALUER / NEGOTIATOR

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

jeffreygross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk