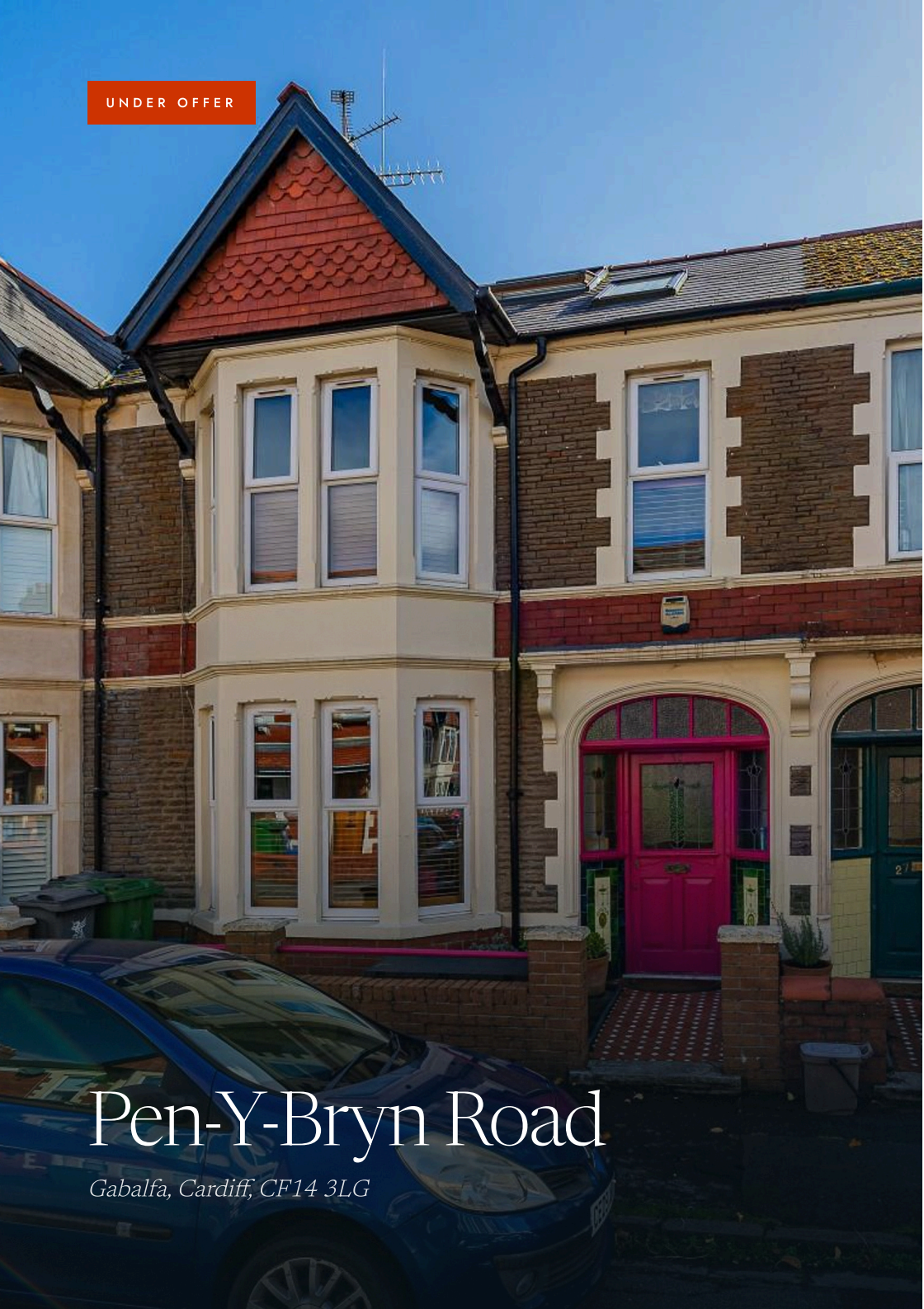

UNDER OFFER

Pen-Y-Bryn Road

Gabalfa, Cardiff, CF14 3LG

GABALFA, CARDIFF

Pen-Y-Bryn Road

Gabalfa, Cardiff, CF14 3LG

ASKING PRICE

£400,000

4 BEDROOMS

2 BATHROOMS

1 RECEPTION

1,508 SQ FT

1508 SQFT

4 BEDROOMS

OPEN PLAN KITCHEN AND ENTERTAINMENT AREA WITH BIFOLD DOORS INTO THE GARDEN

BEAUTIFULLY PRESENTED

TWO BATHROOMS

THE PROPERTY

Nestled on Pen-Y-Bryn Road in the vibrant area of Gabalfa, Cardiff, this charming four-bedroom terraced house offers a delightful blend of period features and modern living. Spanning an impressive 1,508 square feet, this property is perfect for families or those seeking ample space.

As you step inside, you are welcomed by the reception room that provides a warm and comfortable atmosphere. The heart of the home is undoubtedly the open-plan kitchen, dining, and entertainment area, designed for both relaxation and social gatherings. This contemporary space is ideal for hosting friends and family, ensuring that every occasion is memorable.

The property boasts four well-proportioned bedrooms, including a thoughtfully designed dormer that features an ensuite bathroom, adding both convenience and privacy. Ample storage solutions throughout the home ensure that everything has its place, contributing to a tidy and organised living environment.

The low-maintenance garden is easily accessible through elegant bifold doors, seamlessly blending indoor and outdoor living. Additionally, the garden includes an outbuilding equipped with electricity, providing a versatile space that could serve as a home office, workshop, or extra storage.

Situated within walking distance to a variety of shops, cafes, and restaurants, this property offers the perfect balance of tranquillity and accessibility.

OK

ACCOMMODATION

LIVING ROOM	3.66 x 4.69
KITCHEN/BREAKFAST ROOM	5.49 x 7.23
BEDROOM ONE	3.66 x 4.69
BEDROOM TWO	3.75 x 3.84
BEDROOM THREE	1.73 x 1.94
BEDROOM FOUR	3.24 x 5.89

SCHOOL CATCHMENT

My English medium primary catchment area is Fairoak Primary School (from September 2025) My English medium secondary catchment area is Cathays High School My Welsh medium primary catchment area is Ysgol Mynydd Bychan (school relocated September 2025) My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf

PROPERTY TYPE	HOUSE - TERRACED
INTERNAL AREA	1,508 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND E
EPC RATING	70 · POTENTIAL 77

Total Area: 140.1 m² ... 1508 ft²

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.

Nadia Refae

BRANCH MANAGER AND AREA VALUER / NEGOTIATOR
LLANISHEN BRANCH
029 2049 9680
54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU

jeffreyross.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, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk