

UNDER OFFER



Ty Draw Road

Penylan, Cardiff, CF23 5HD

PENYLAN, CARDIFF

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OFFERS IN EXCESS OF

£900,000

4 BEDROOMS

2 BATHROOMS

3 RECEPTIONS

2,432 SQ FT





One of those houses that rarely come on the market, but instantly you could imagine yourself living there. A rare opportunity to acquire a substantial period home combining original character, impressive proportions, modern family living and beautiful gardens, all in one of my favorite Cardiff locations.



RAMZY BANCROFT
BRANCH MANAGER · PENYLAN



THE PROPERTY

OFFERS IN EXCESS £900,000 We are delighted to offer for sale this truly impressive and beautifully presented property, ideally situated on the highly sought after Ty Draw Road.

Rarely do we find a home that retains so much of its original character and charm, while also having been thoughtfully restored & improved by the current owners to create a stunning, practical and versatile family home. Spanning roughly 2,500 sq ft of accommodation, the property offers an exceptional amount of space arranged over three floors.

Upon entering, you are greeted by a magnificent double-height entrance hall, featuring original stained-glass detailing, tiled flooring and a striking sense of grandeur. The ground floor further comprises a WC, study, spacious living room with fireplace, impressive dining room, and a superb kitchen/diner, which benefits from a glazed ceiling and large doors opening directly onto the rear patio, creating a wonderful connection between the in & outdoors. The first floor provides three bedrooms, including an outstanding full-width principal bedroom. This impressive room features a dedicated dressing area with built-in wardrobes, a fireplace, bay window and balcony, from which there are lovely views across Roath Pleasure Gardens. There are also two further double bedrooms, a spacious four-piece family bathroom and a useful utility room on this floor. Upstairs provides a further double bedroom, complete with its own ensuite shower room, making this an ideal space for guests, older children or those requiring additional privacy.

Externally, the property continues to impress, with attractive & established front and rear gardens. The rear garden features a generous patio area, raised lawn and pathway leading towards the rear, where you will find a double garage with rear access. Considerable thought has clearly gone into the landscaping, with a number of attractive established features, including a beautiful magnolia tree

KEY FEATURES

2432 FT2

SEMI DETACHED

GARAGE

STUNNING VIEWS OVER ROATH PLEASURE GARDENS

4-5 BEDROOMS

WC

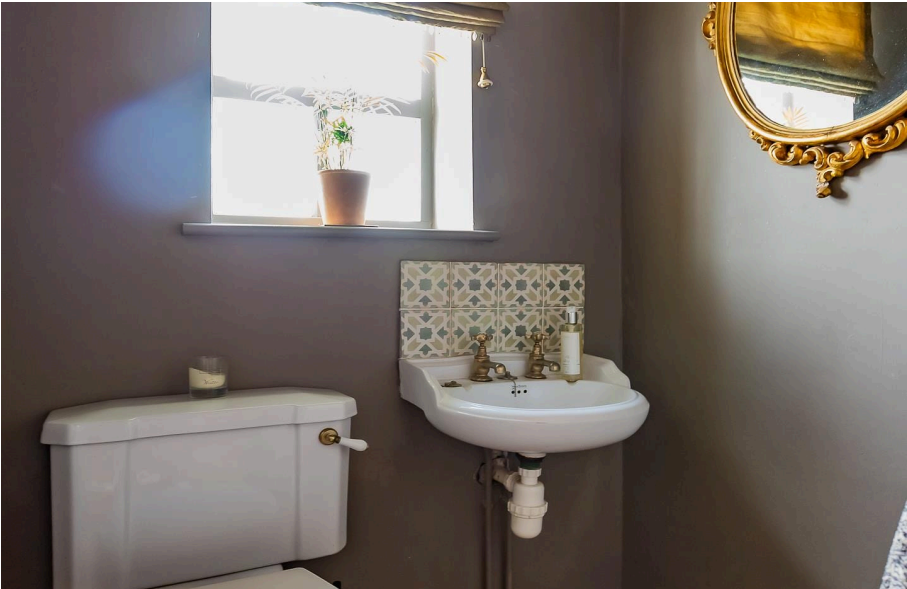
3 - 4 REC ROOMS

FF UTILITY ROOM

ENSUITE SHOWER ROOM



INSIDE





A rare opportunity to acquire a substantial period home combining original character, impressive proportions, modern family living and beautiful gardens, all in a highly desirable Cardiff location.

THE OWNERS
PENYLAN, CARDIFF



ACCOMMODATION

LOCATION

Situated on Ty Draw Road, the property is within easy reach of a choice of parks, local amenities and popular high streets. The University Hospital of Wales is also within walking distance, while the property falls within highly sought-after primary and secondary school catchment areas.

LIVING ROOM	4.30m x 5.29m
STUDY	3.03m x 3.80m
KITCHEN BREAKFAST ROOM	3.25m x 8.25m
BEDROOM 1	4.30m x 5.29m
BEDROOM 2	3.96m x 4.15m
BEDROOM 3	2.42m x 3.72m

SCHOOL CATCHMENT

*Roath Park Primary School (year 2026) Cardiff High School (year 2026) Ysgol Y Berllan Deg (year 2026) Ysgol Gyfun Gymraeg Bro Edern (year 2026) * subject to change and availability*

FLOORPLAN



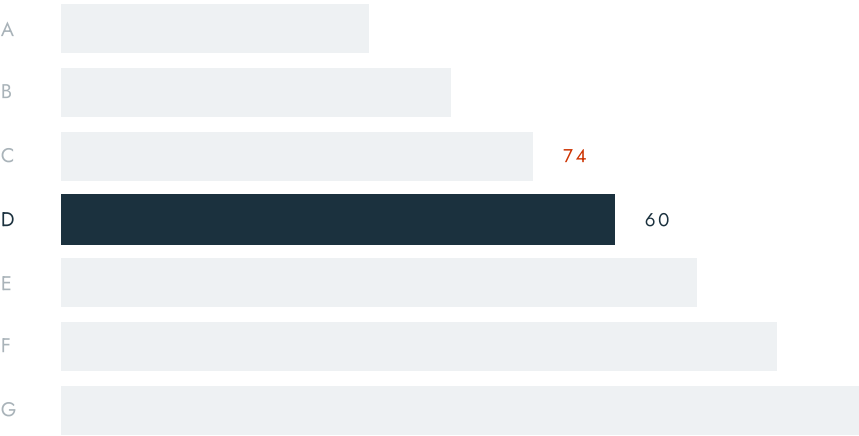
Ty Draw Road
Total Area: 225.5 m² ... 2427 ft² (excluding balcony)

All measurements are approximate and for display purposes only



Energy efficiency

Currently band D, with the potential to reach band C.



Rating 60 · potential 74. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - SEMI-DETACHED
INTERNAL AREA	2,432 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND I · ABOUT £4,697 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	60 · POTENTIAL 74

COME AND SEE IT

Arrange a viewing

*Our Penylan team can arrange a private viewing,
usually within days – call 029 2049 9680.*



Ramzy Bancroft

BRANCH MANAGER

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB



SCAN TO SEE WHAT'S
NEAR YOU

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. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU