



Flat 4 , 138 Pen-y-Lan Road, Cardiff

Offers Over £180,000 Leasehold

Pen-y-Lan Road, Penylan, Cardiff, CF24 5RE

Description

A well-presented first-floor flat featuring a spacious living room with sash windows and feature fireplace, modern fitted kitchen, stylish shower room and a large double bedroom. Set within an attractive period building with a bright private hall and original features throughout.

Pen-y-Lan is one of those neighbourhoods in Cardiff that consistently attracts people who want a blend of character, greenery, and a genuinely pleasant day-to-day lifestyle. The appeal comes from a mix of location, atmosphere, and amenities that are hard to replicate elsewhere in the city.

Pen-y-Lan is known for its leafy streets, Edwardian and Victorian architecture, and a calm, residential feel. The area has a sense of history and charm without feeling old-fashioned. Many people choose it because it feels safe, settled, and well cared for.

With Tree-lined avenues and period homes, it offers a quiet residential location with a strong sense of community

You're just a short walk from Wellfield Road and Albany Road, two of Cardiff's most vibrant high streets. They're packed with independent cafés, bakeries, restaurants, and boutique shops. It's the kind of area where you can step out for a coffee, meet friends locally, or grab dinner without needing to head into the city centre. On your door step is Roath Park and Roath Park Lake, which are a major draw. They're close enough for a morning run, a weekend walk, or simply somewhere to unwind. The large open fields and walking routes for many renters, having this much green space on



the doorstep is a huge lifestyle upgrade.

Pen-y-Lan is well connected with quick bus routes into Cardiff City centre, easy access to the A48 and M4. Its easily walkable distance to Roath, Cathays, and parts of the city centre. It's ideal location for professionals who want a peaceful home base but still need fast access to work or the wider city.

The property itself

Communal entrance

A Pleasant well proportioned communal entrance hall and staircase with original features leads to the...

First Floor Private Entrance Hall - (5.37m x 1.08m) 17'7" x 3'6"

With timber panelled entrance fire door, carpet flooring, small closet to the hall and doors that lead to all the rooms; kitchen, bathroom, large and large living room, radiator, intercom system.

Living room - (4.00m x 3.10m) 13'1" x 12'10"

With sash windows to the front with additional secondary glazing, radiator, original fireplace surround feature, flanked by custom built shelving with inset spotlights providing a lovely ambience of an evening in front of the TV. Radiator, coving to the high ceiling, TV point and door to internal hall. This is an ideal space for the new contract holders to relax and enjoy quality time together.

Kitchen - (2.60 x 2.70m) 8'10" x 8'6"

With extensive range of quality modern white base cupboard and drawer units with complimentary work surfaces over providing ample space food preparation, with matching upstand, matching range of high level cupboards, built in one and half bowl sink unit with mixer tap, built-in four ring electric hob unit with extractor hood over, stainless steel built in oven, washing machine, fridge freezer, wood effect vinyl flooring.

Bathroom - (1.70m x 2.70m) 8'10" x 5'7"

Vinyl flooring and wall surround this well appointed three piece shower room, with chrome heated towel rail and white suite comprising; vanity unit with basin over with mixer tap, low flush WC with concealed cistern, walk-in shower enclosure with integrated shower unit, extractor fan, down lighters and obscured window to the rear.

Bedroom - (3.30m x 3.70m) 12'2" x 10'10"

With ample space for all your storage needs, this spacious master bedroom stretches across the whole property with side aspect window. With such a large bedroom there is ample room for a kingsize bed, yet still spacious.

EPC rating C.

Council tax band C

Council Tax Band: C (Cardiff County Council)

Tenure: Leasehold (106 years)

Ground Rent: £0 per year

Service Charge: £1,334.15 per year

Parking options: Garage

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: FTTC

Accessibility measures: Not suitable for wheelchair users

Tenure

Leasehold

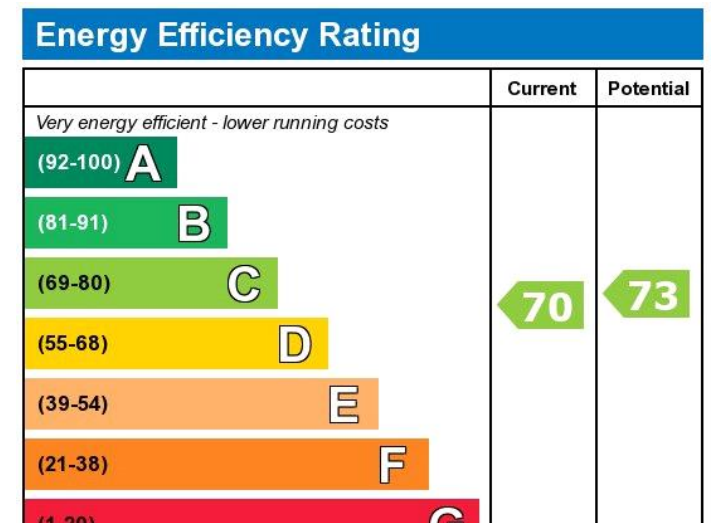
Floorplan - Pen Y Lan Road, Cardiff, CF23 5RE



Room Dimensions	549 sq ft - 51 sqm
First Floor Private Entrance Hall -	(5.37m x 1.08m) 17'7" x 3'6"
Living room -	(4.00m x 3.10m) 13'1" x 12'10"
Kitchen -	(2.60 x 2.70m) 8'10" x 8'6"
Bathroom -	(1.70m x 2.70m) 8'10" x 5'7"
Bedroom -	(3.30m x 3.70m) 12'2" x 10'10"

Disclaimer

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



Viewing by appointment only

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