

hrt
herbert r thomas

15 Amesbury Road
Pen-Y-Lan, Cardiff, CF23
5DW

hrt.uk.com



15 Amesbury Road

Asking price **£460,000**

A refurbished three bedroom, bay fronted, mid terraced period family home, situated in a sought-after tree-lined road, within the Penylan district

Mid terraced, bay fronted, period property

Highly sought after location

Two reception rooms plus a large kitchen/dining room

Three bedrooms and family bathroom to first floor

Peaceful, pretty tree-lined road.

Potential to extend subject to relevant planning permission

Ideal home for a young professional family

Many original features

Viewings highly recommended.

Vacant possession and no ongoing chain





This generous sized three bedroom, mid terraced, bay fronted period property has undergone significant improvements by the current owners. It is situated on a pretty tree-lined road in this highly sought-after district to the east of Cardiff city centre.

The property, which retains many original features, holds potential, subject to planning permission, of further extension as many neighbouring properties have done so.

The accommodation briefly comprises: a covered PORCH WAY retaining the original ornate quarry tiled flooring and ceramic tiled walls. Obscured glazed door with leaded and stain glass fan light above leads into the ENTRANCE HALL (3'5" widening to 5'5" x 20'8" max) Beautiful exposed ornate quarry tiled flooring throughout. Stairs to first floor, dado rail and picture rails fitted. The light and airy LOUNGE, (11'1" x 11'4" widening to 14' into bay window) has a large bay window to front aspect. An original cast

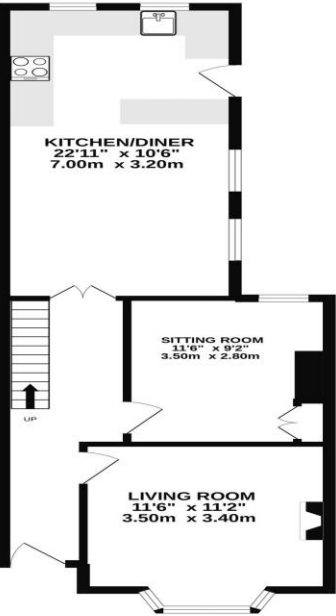
iron and ceramic tiled fireplace with ceramic tiled hearth, parquet wood block flooring, picture rail fitted plus ornate coved ceiling. The SITTING ROOM, (9' x 11'5") with window to rear, has a fitted base unit, with wall mounted shelving above in a recess of an original fireplace. The impressive open plan KITCHEN/DINING ROOM, (25'1" x 10'6" widening to 11'1") is a dual aspect room with windows to rear and side aspects, glazed pedestrian door to side, plus two Velux skylights above the kitchen area, ornate quarry tiled flooring within dining area and slate flagstone floors within the kitchen. A fitted range of duck egg blue base, larder and wall mounted 'Shaker' style kitchen units, with slate work surfaces with complimenting splashback tiling above, space and plumbing for a Range cooker with fitted cooker hood over, integrated fridge/freezer plus dishwasher, space and plumbing for washing machine.

The first floor LANDING with loft inspection point gives access to the bedroom accommodation. BEDROOM 1,

(13'10" x 11'5" widening to 14' into bay window) is a generous sized master bedroom with bay window and further window to front enjoying views of the road. Original ornate cast iron and ceramic tiled fireplace with mantle mirror over and ornate ceramic tiled hearth, flanked by built-in wardrobe cupboards, ornate coved ceiling. BEDROOM 2, (11'4" x 9'2") also a double bedroom, window to rear, original ornate cast iron fireplace with ceramic tiled hearth and a picture rail fitted. BEDROOM 3, (6' widening to 6'11" x 10'5") generous sized single bedroom which has previously taken a double bed. It has a window to rear plus an exposed ornate cast iron fireplace. The extended FAMILY BATHROOM, has an obscure glazed window to side, a white three-piece suite comprising panel bath with a mains power shower fitted, low-level WC and a wall mounted wash handbasin. The room has ceramic tile flooring full splashback tiling above the panel bath and part wood panelling to the remaining walls.

Outside to the front of the property is a small forecourt garden laid in slate chippings. To the rear is an enclosed low maintenance courtyard garden boarded by stonewalling with flagstone pathways leading out onto an Astra turfed lawn with door leading through to the rear lane access.

GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.





Directions

Travelling east along Newport Road away from the city centre, at the 4th set of lights, turn left onto Albany Road. At the roundabout take the 3rd exit. Proceed along Waterloo Road. After passing the park, take the 5th left turning onto Amesbury Road. Proceed over Blenheim Road. No. 15 will be found on the right hand side indicated by our For Sale Board.

Tenure

Freehold

Services

Mains water, gas, electric and drainage
Council Tax Band F
EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of
Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

