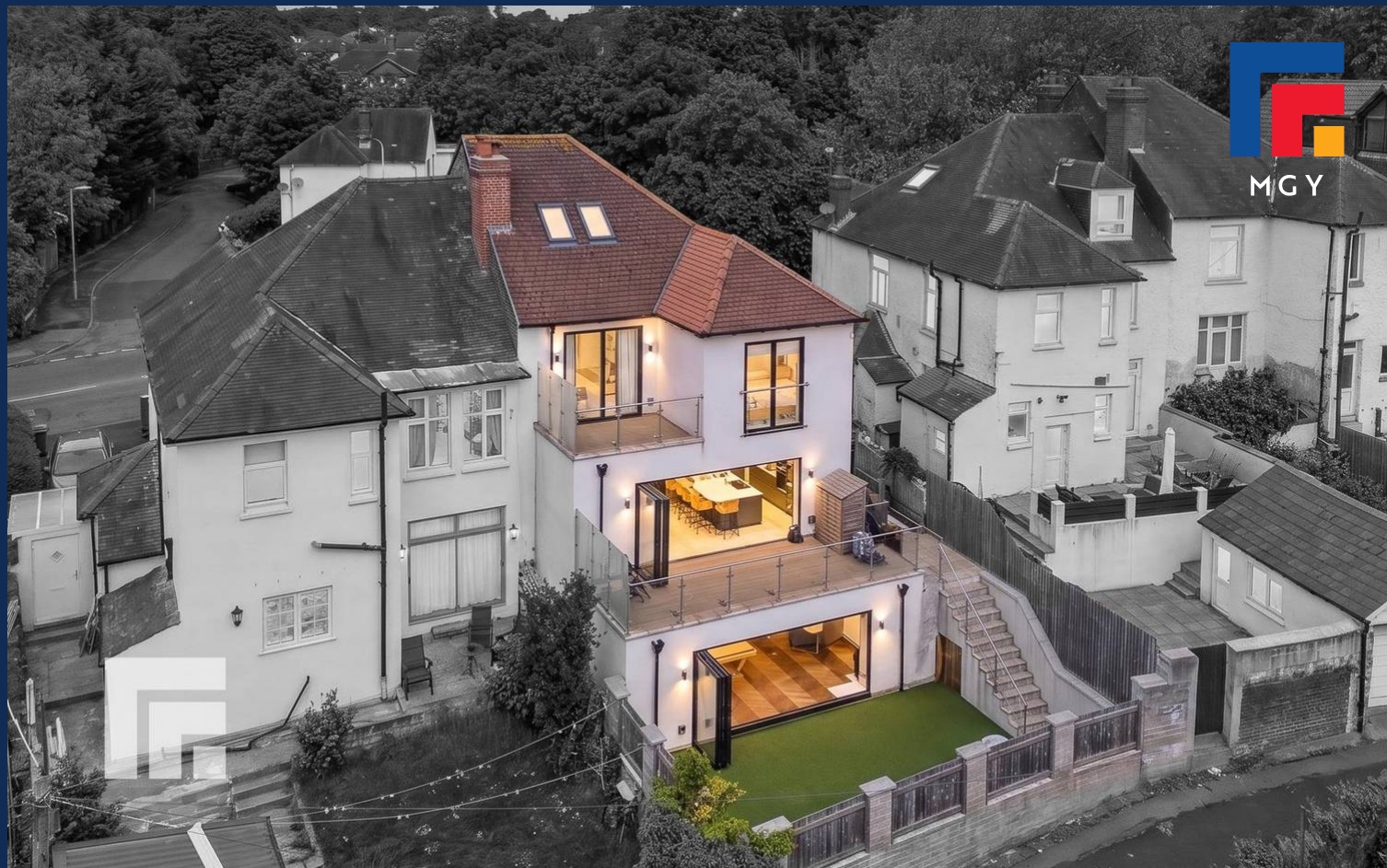




## 150 Pen-y-Lan Road, Cardiff

£950,000 Freehold

This exceptional four bedroom semi-detached house has been thoughtfully renovated and extended to create a truly impressive four-storey family home, seamlessly blending contemporary style with flexible living spaces. The property, formerly two separate flats, now offers a superb layout designed for modern family life, with each room finished to a high standard throughout. The welcoming entrance hall leads to a cosy lounge, ideal for relaxed evenings, a versatile sitting room/gym for fitness enthusiasts, and expansive family room which opens into a stunning kitchen/dining room with neatly presented laundry room. The kitchen/dining room is perfect for entertaining and enjoys delightful views towards Cardiff city centre. On the first floor is the principal bedroom which benefits from a luxurious en-suite shower room, providing a private sanctuary for homeowners and an incredible walk-in dressing room, offering ample storage and a touch of luxury. Two further well-proportioned bedrooms with stairs to bedroom four which provides flexibility for family, guests, or home office use, and benefits from its own luxury en-suite. On the lower ground level, a stylish bar and games room offers the perfect space for social gatherings, complete with a convenient WC - Council Tax band: I - Tenure: Freehold -

### Entrance Hallway

17' 4" x 7' 9" (5.29m x 2.35m)

An impressive entrance hallway, entered via wooden door, with decorative tiled flooring and underfloor heating. Double glazed window to side. Seating, storage and shelving to understairs recess. Stairs to first floor. Wired for wall lights. Door to lounge. Double doors to family room.

### Lounge

15' 7" x 12' 3" (4.76m x 3.74m)

A cosy and versatile reception room. Double glazed sash bay window to front. Radiator. Spotlights to ceiling.

### Family Room (opening to kitchen/ dining room)

17' 7" x 12' 3" (5.36m x 3.74m)

An impressive space, opening to the kitchen/ diner and with door to gym. Engineered oak flooring. Stairs to lower level games room/ bar with w.c off. Underfloor heating. Wood burning stove with wooden mantle over. Shelving to alcoves and lower level storage cupboards. Spotlights.

### Kitchen/ Dining Room

19' 4" x 11' 3" (5.89m x 3.44m)

An exceptional kitchen/ diner providing an impressive entertaining space. A range of modern base and wall units, pantry cupboard, central island, Quartz work surfaces and splash backs, inset sink with Quooker tap. Space for Range cooker with extractor over. Integrated fridge/ freezer and dishwasher. Bi-folding doors to terrace with composite decking and glass balustrade, enjoying lovely views. Engineered oak flooring with underfloor heating. Door to utility.

### Utility Room

Engineered oak flooring with underfloor heating. Base unit with Quartz work surfaces and inset belfast sink. Plumbing and space for washing machine and tumble dryer.

### Gym

11' 7" x 12' 3" (3.54m x 3.74m)

Two double glazed sash windows to front. Cushioned flooring. Mirror fronted storage cupboard housing boiler. Mirror to one wall.

### Lower Ground floor Games room / Bar

22' 8" x 17' 7" (6.92m x 5.35m)

A fabulous social space with bi-folding doors to enclosed rear garden laid with astroturf. Fitted wine store in understairs recess. 5 wall lights and 4 pendant lights in bar area. Fitted bar with work surfaces. Engineered wood flooring. Panelling. Door to w.c.

### W.c

Part wood panelled walls. Tiled flooring. W.c, large free standing sink unit with mixer tap and storage below.

### First floor Landing

Double glazed windows. Doors to bedrooms and bathroom. Stairs to second floor.

### Master bedroom

13' 7" x 11' 5" (4.15m x 3.48m)

Double glazed doors to terrace enjoying lovely views towards the

### First floor Landing

Double glazed windows. Doors to bedrooms and bathroom. Stairs to second floor.

### Master bedroom

13' 7" x 11' 5" (4.15m x 3.48m)

Double glazed doors to terrace enjoying lovely views towards the City Centre. Fitted wardrobes. Coved ceiling. Door to walk in dressing room and ensuite.

### Dressing Room

17' 2" x 11' 10" (5.24m x 3.61m)

A wonderful walk in dressing room with a substantial range of built in hanging, shelving and drawers. Double glazed sash window to front. Radiator.

### Ensuite

Double glazed sash window to front. Tiled walls and floor. W.c, vanity unit with circular wash hand basin, shower cubicle. Heated towel rail.

### Family Bathroom

9' 0" x 8' 5" (2.74m x 2.56m)

A wonderful well appointed family bathroom with double glazed window to side. Fully tiled walls and floor. Free standing bath with free standing mixer tap and shower attachment, shower cubicle, wall hung w.c, wall hung vanity unit with circular wash hand basin over and mirror above.

### Bedroom Two

15' 9" x 11' 8" (4.80m x 3.55m)

A generous size bedroom with double glazed sash window to front bay, window seat. Coved ceiling.

### Bedroom Three

12' 0" x 11' 5" (3.67m x 3.48m)

Double glazed doors to rear with Juliet rail. Coved ceiling. Radiator.

### Second Floor Landing

### Bedroom Four

20' 6" x 13' 2" (6.24m x 4.02m)

Vaulted ceiling with velux skylights to front and rear. Eaves storage cupboards. Built in shelving. Built in wardrobes. Door to ensuite.

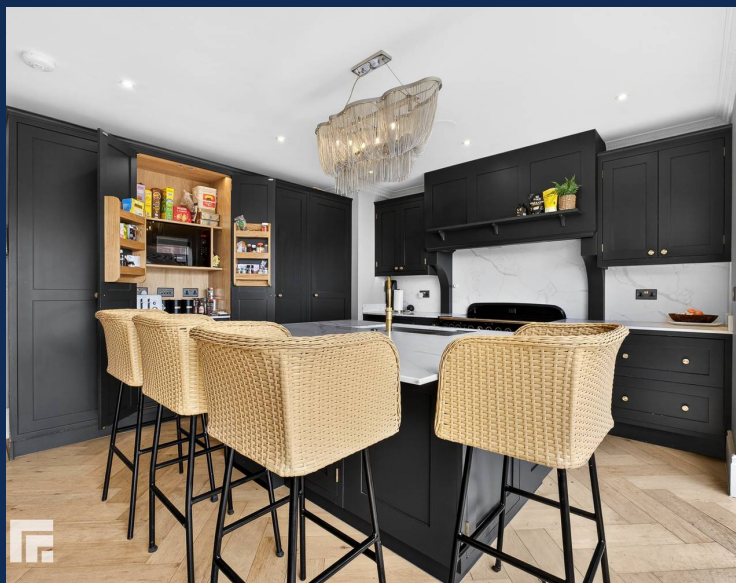
### Ensuite

11' 6" x 5' 5" (3.50m x 1.65m)

Velux window. Part tiled walls in marble effect. Tile panelled bath, shower cubicle. w.c, wall hung vanity unit with inset wash hand basin. Chrome heated towel rail.

## AML

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





#### **GARDEN**

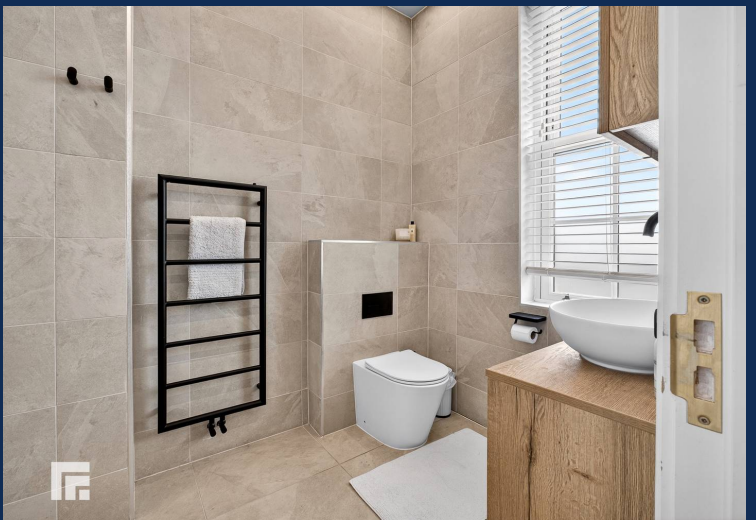
Enclosed rear garden to lower ground level, laid with astroturf. Steps to ground floor level.

#### **BALCONY**

Terraces to ground and first floor levels.

#### **DRIVEWAY**

2 Parking Spaces





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