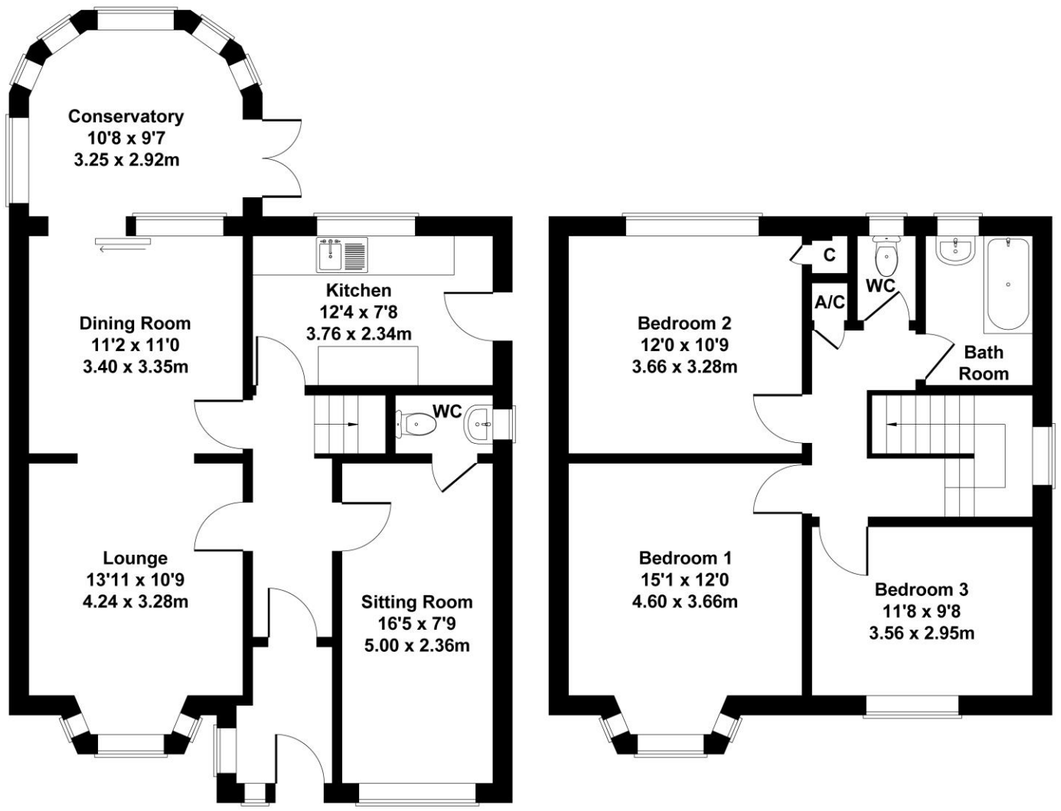
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36 Carisbrooke Way

Approximate Gross Internal Area
1312 sq ft - 122 sq m



GROUND FLOOR **FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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36 Carisbrooke Way, Penylan, Cardiff, CF23 9HW



A mature, modern bay fronted detached residence, positioned in a popular well regarded residential area, a short walk to the local shops at Clarendon Road, schools at all levels and with easy highway access to the M4/A48. In need of refurbishment but offering excellent potential. Porch, central hall, cloakroom, three receptions, conservatory, kitchen, three good size bedrooms, bathroom with separate WC, gas central heating. Over grown front and rear gardens. Driveway. No Chain. EPC – D.

Offers Over £350,000

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Entrance Porch
Approached via UPVC panelled front door with Double glazed inserts to upper part, side windows, tiled flooring.

Entrance Hall
Approached via a panelled front door with glazed inserts to upper part and bullseye window, leading into the hall area, double panelled radiator, staircase to first floor level.





Lounge 13'11" x 10'9"
Aspect to front, ornate visual clad chimney breast with marble hearth and display panel, panelled radiator, opening into …



Dining Room 11'2" x 11'0"
Double glazed sliding patio doors leading to the conservatory, double panelled radiator.



Conservatory 10'8" x 9'7"
Double glazed windows, twin French doors to the rear patio, tiled flooring.



Sitting Room 16'5" x 7'9"
Aspect to front, double panelled radiator, door to cloakroom.

Cloakroom
Wash hand basin and WC. Positioned off the sitting room. .



Kitchen 12'4" x 7'8"
A range of cupboards along two sides with eye level cabinets, stainless steel sink and drainer, wall mounted gas central heating boiler, aspect to the rear garden, radiator, door to side.



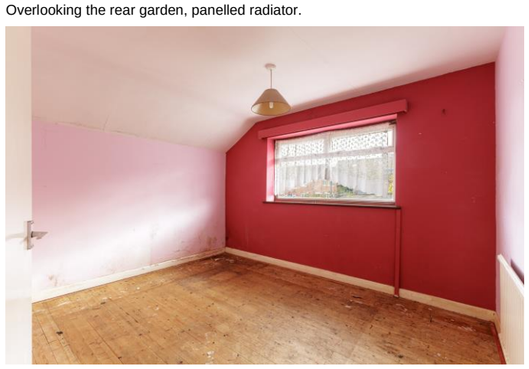
First Floor Landing
Approached via easy rising quarter turning staircase with window to side, leading onto a central landing area, access to loft. Built-in airing cupboard housing the hot water cylinder.



Bedroom 1 15'1"x 12'0" into Bay
Aspect to the front, radiator, range of freestanding wardrobes to one side.



Bedroom 2 12'0" x 10'9"
Overlooking the rear garden, panelled radiator.



Bedroom 3 11'8" x 9'8"
Overlooking the front garden, panelled radiator.



Bathroom
Comprising pedestal wash hand basin, bath, Mira shower, panelled radiator, heated towel rail, ceramic wall tiling. Separate low level WC.

Front Garden
Dwarf brick walling to pavement line with driveway and gates, driveway, area of lawn with mature overgrown hedges and shrubs. Timber door leading to the rear. Concrete pathway with metal gate to the side.



Rear Garden
Paved patio with relaxation area leading onto dense area of shrubs and mature plants. Outside water tap. Greenhouse.

Directions
Travelling along Cyncoed Road away from the village, after the left hand bend on Cyncoed Road and traffic lights, take the next left into Carisbrooke Way. The property will be found towards the far end on the left hand side.

Viewers Material Information:
1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department (www.cardiff.gov.uk) before making any transactional decision.
2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from Cornerstone Finance, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.
3) Under GDPR regulations, no photographs or videoing (including Meta Smart Glasses) are not permitted without prior consent.

Tenure: Freehold (Vendors Solicitors to confirm)

Ref: TF/MR/CYS260439

Council Tax Band: F (2027)

Viewing strictly by prior appointment.

All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.