

# INIGO



## *The Corner House*

CARDIFF, WALES  
£540,000 FREEHOLD

This characterful three-bedroom house lies in the sought-after residential area of Penylan in Cardiff. High ceilings and expansive windows create an airy feel within. Plenty of original features remain, and a thoughtful colour selection has been masterfully used throughout. There is a neat walled garden at the rear, while the larger open expanses of Waterloo and Roath Mill Gardens are a short distance away.

### *Setting the Scene*

The house is situated in an area of Cardiff renowned for its Edwardian houses and spacious, tree-lined avenues. It is also one of the greenest parts of the city, as attested by the green expanse of Waterloo and Roath Mill Gardens unfolding just across the street from the house. Inaugurated in 1910, the gardens provide a serene retreat and are meticulously maintained throughout the year. The grounds are traversed by the Roath Brook and connected by a succession of pretty footbridges.

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The house sits back from the street on a leafy corner plot, beyond a front patio with planted borders and established trees. Defined by a distinctive, asymmetrical profile and complex roofline, a red-brick façade rises across two storeys and is punctuated by expansive sash windows set in stuccoed mouldings. The house is replete with original features, including wall panelling, fireplaces, stained-glass windows and parquet floors. High ceilings throughout are complemented by richly decorated finishes and a neutral colour palette.

### *The Grand Tour*

An original front door with stained-glass inserts opens to an enclosed porch with decorative coving. Natural light pours in through tall, stained-glass windows on two sides.

Entry is to a central hallway, where the abundance of original period features is immediately evident; finely detailed cornices emphasise the height of the ceilings, and are paired with decorative wall panelling and tiling underfoot. There is storage space under the stairs.

The plan unfolds to the dining area, where two original built-in alcove cupboards with fitted shelving have been retained. There is access to an enclosed rear porch, which leads to the courtyard garden.

A step leads down to the kitchen, with bespoke canary-yellow units organised in a U-shape layout and topped with sleek marble surfaces. Integrated appliances include an induction hob and oven by Bosch, and a dishwasher. Terracotta and blue tiles in a pretty pattern extend underfoot. Tucked to one side, the utility room is fitted with matching yellow units and a marble top. There is an integrated fridge-freezer and space for a washing machine.

A dual-aspect living room is positioned at the front of the plan, grounded by solid oak floorboards and brimming with original features like cornices and dado rail, with plenty of natural light pouring through a large bay window. An original fireplace provides a focal point and is framed by a tall, decorated wood frame.



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Next door is a family room, enveloped in wood panelling and appointed with a neutral palette; it has white walls and oak parquet flooring. A shuttered bay window frames leafy views of the front garden while an original cast-iron fireplace warms the space, flanked by cupboards fitted within the alcoves.

An elegant staircase, with a richly carved newel and original handrail, rises to the first-floor landing, with access to a private balcony and a loft hatch. Stripped wood floorboards extend underfoot and continue throughout.

There are three bedrooms, all with high ceilings and abundant natural light. The principal bedroom is to the rear. Finished with a neutral palette, it has a fireplace and a sash window overlooking the garden. It opens to an en suite with a walk-in shower.

Two generously proportioned bedrooms - one with a fireplace - are positioned at the front, and have large windows framing leafy views of the front garden. The bathroom has a bathtub and a shower.

### *The Great Outdoors*

At the front, a patio garden is enclosed within low walls, bordered by flowering shrubs and established plantings. Lines of tall trees create a striking first impression.

A paved courtyard garden unfolds at the rear of the house and is accessible from the dining room. East-facing and bathed in soft morning light, it can accommodate an outdoor seating area. It is bordered by brick walls, providing quiet and privacy.

### *Out and About*

The house lies in Penylan, within the Roath district. A popular part of Cardiff, it is home to artists and designers. The area has seen a growing influx of creative initiatives and independent galleries opening in recent years.

The neighbourhood's selection of independent cafes and restaurants has grown extensively - Waterloo Tea Rooms is a favourite among Roath's residents. Penylan Pantry is a five-minute walk away, offering a curated selection sourced from local producers, bakers, makers and farmers.

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Nearby Roath Park is home to a scenic lake and winding walking and running routes that bloom in summer. Local amenities are excellent, and the city centre's broader selection is easily reached within around 25 minutes on foot or 15 minutes by bike.

The area is brilliantly served by schools. For younger pupils, Marlborough Primary School, Howardian Primary School and Roath Park Primary School are a short walk from the house. There is also easy access to the University.

Cardiff is served by two train stations: Cardiff Central and Queen Street. Cardiff Central provides a direct service to London Paddington in approximately two hours and four minutes and Bristol Temple Meads can be reached in around 48 minutes. London can be reached in around three hours by car. There is easy access to the M4, providing links to the national motorway system.

Council Tax Band: F

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.