

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

MARLBOROUGH ROAD  
PENYLAN







#### ENTRANCE HALL

#### LOUNGE

4.32m x 4.27m (14'2" x 14'0")

#### DINING ROOM

4.45m x 3.45m (14'7" x 11'4")

#### KITCHEN DINER

7.19m x 3.15m (23'7" x 10'4")

#### UTILITY

#### DOWNSTAIRS WC

#### LANDING

#### BEDROOM ONE

4.34m x 4.27m (14'3" x 14'0")

#### BEDROOM TWO

4.45m x 3.48m (14'7" x 11'5")

#### BEDROOM THREE

2.84m x 2.59m (9'4" x 8'6")

#### STAIRS LEADING TO BEDROOM FOUR

5.54m x 3.71m (18'2" x 12'2")

#### BEDROOM FOUR

#### ENSUITE SHOWER ROOM

#### GARDEN

#### TENURE

Freehold - To be confirmed by your legal advisor

#### SCHOOL CATCHMENT

Marlborough Primary School (year 2024-25)

Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

\* Subject To Availability \*

#### COUNCIL TAX

Band F







## MARLBOROUGH ROAD

PENYLAN, CF23 5BZ - £499,950



4 Bedroom(s)



2 Bathroom(s)



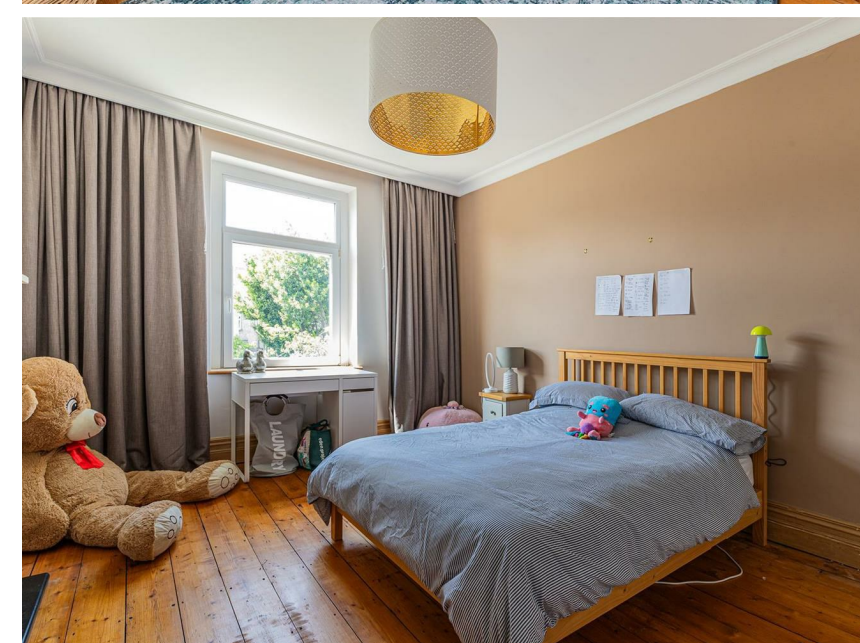
1678.00 sq ft

We are pleased to offer for sale this beautifully presented and spacious period home. This end of terrace has a host of original features such as period floors, doors and fireplaces, mixed with modern touches such as a wood burning stove. Internally offering an impressive entrance hall, front lounge, sitting room, kitchen diner with contemporary kitchen, utility area and toilet all on the ground floor. Upstairs there are three great size bedrooms, bathroom and a further fourth bedroom with ensuite shower room on the top floor. Outside is a south facing garden, with rear lane and side access. Located on Marlborough Road in Penylan, you are a short walk to local high streets Albany rd & Wellfield Rd, as well as a choice of parks such as Waterloo Gardens & Roath Park. The property is within great school catchment, making this a perfect family home.



### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
Ramzy@jeffreygross.co.uk  
02920 499680  
Branch manager







Marlborough Road, Penylan, Cardiff, CF23 5BZ  
Size 156m<sup>2</sup> / 1678sqft



Marlborough Road, Penylan, Cardiff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC