

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



CARISBROOKE WAY  
PENYLAN





#### ENTRANCE HALL

#### LOUNGE

5.38m x 3.00 (17'7" x 9'10")

#### KITCHEN

3.43m x 2.34m (11'3" x 7'8")

#### DINING AREA

2.46m x 4.24m (8'0" x 13'10" )

#### LANDING

#### BEDROOM ONE

4.34m x 2.95m (14'2" x 9'8" )

#### BEDROOM TWO

4.34m x 2.49m (14'2" x 8'2" )

#### BEDROOM THREE

3.73m 2.36m (12'2" 7'8" )

#### BATHROOM

3.38m x 1.70m (11'1" x 5'6")

#### TENURE

Freehold- To be confirmed by your legal advisor

#### COUNCIL TAX

Band E

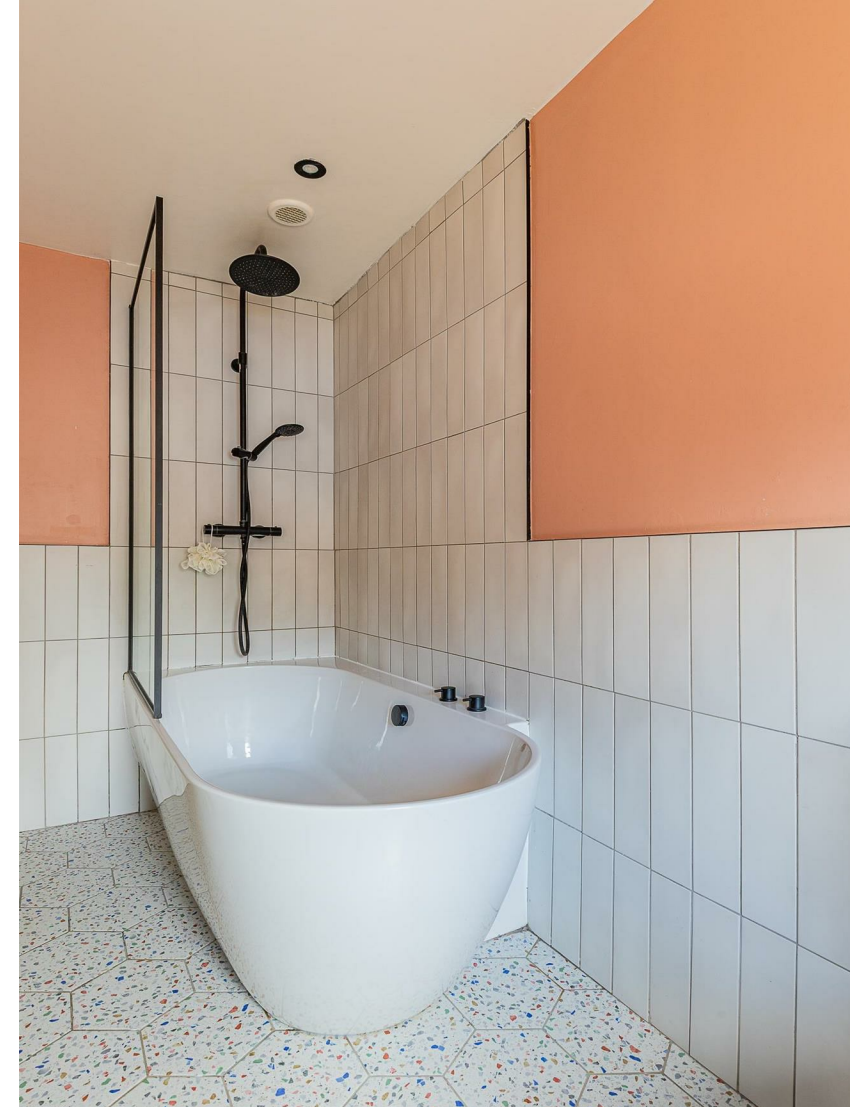
#### SCHOOL CATCHMENT

Llanedeyrn Primary School (year 2024-25)

Llanishen High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)  
subject to change & availability










## CARISBROOKE WAY

PENYLAN, CF23 9HX - £350,000

 3 Bedroom(s)  1 Bathroom(s)  903.00 sq ft

\*\*\* Offers over £350,000 \*\*\* Jeffrey Ross are pleased to bring to the market this beautifully presented three double bedroom family home. The property briefly comprises of bright and spacious entrance hall, Open plan lounge / dining, kitchen area to the ground floor with French doors leading onto the rear garden and to the first floor there are three double bedrooms, a recently fitted modern family bathroom and access to the loft. Outside there is an enclose rear garden with side access. Situated in the ever popular area of Penylan with close proximity to local shops, parks, schools and amenities as well as access to the M4/ A48.



**PROPERTY SPECIALIST**  
Mrs Amanda Trinder  
amanda@jeffreyyross.co.uk  
Senior valuer







Total Area: 85.9 m<sup>2</sup> ... 925 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 