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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Harrismith Road*

PENYLAN



*Beautifully presented four bedroom family home in a prime location close to local parks and schools.*

Comments by Mrs Amanda Trinder



**Property Specialist**  
**Mrs Amanda Trinder**  
 Senior valuer  
 amanda@jeffreycross.co.uk



Total Area: 1927 ft² ... 179.0 m² (excluding store)

All measurements are approximate and for display purposes only

*We love the house due to the feeling of peace and quiet in the busyness of a major city. Close to nature and restaurants a beautiful house for a couple or a family. Perfect place for parties inside or outside with the use of the bifold doors*

Comments by the Homeowner





# Harrismith Road

Penylan, Cardiff, CF23 5DG

£600,000



4 Bedroom(s)



2 Bathroom(s)



1927.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

Jeffrey Ross are pleased to bring to the market this immaculate end terrace four bedroom family home in a prime location. The property benefits from period entrance hall, lounge with period features and wood burner, extended open plan lounge/ diner / kitchen area with wood burner and bi-fold doors leading to the rear garden, ground floor W.C and utility room. To the first floor there are three good size bedrooms and family bathroom and to the top floor there is a beautifully converted loft room with en-suite. Outside there is a walled private rear garden with patio and side access with large storage space. Situated in a prime location with a short walk to local shops, parks, schools and amenities as well as Cardiff City Centre.





<b>Entrance Hall</b>	<b>Garden</b>
<b>Lounge 14'10 x 14'3 (4.27m/3.05m x 4.34m )</b>	<b>Storage</b> Side of the property has side access via storage space.
<b>Kitchen / Dining / Day Room 22'3 x 27'10 (6.78m x 8.48m)</b>	<b>Tenure</b> Freehold- To be confirmed by your legal advisor
<b>Landing</b>	<b>Council Tax</b> Band F
<b>Bedroom One 12'5 14'7 (3.78m 4.45m)</b>	<b>School Catchment</b> Marlborough Primary School Cardiff High School
<b>Bedroom Two 13'3 x 13'11 (4.04m x 4.24m)</b>	Ysgol Y Berllan Deg Ysgol Gyfun Gymraeg Bro Edern
<b>Bedroom Three 9'9 x 8'5 (2.97m x 2.57m)</b>	* Subject to availability *
<b>Bathroom</b>	
<b>Second Floor Landing</b>	
<b>Bedroom Four 16'1 x 15'1 (4.90m x 4.60m)</b>	
<b>En-Suite</b>	









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

