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CARDIFF

VALE

CAERPHELLY

BRISTOL

*Pendraw Place*

CYNCOED



"A stunning and characterful family home, in a lovely cul de Sac, a short walk from local parks, shops and fantastic schools"

Comments by Mr Ramzy Bancroft



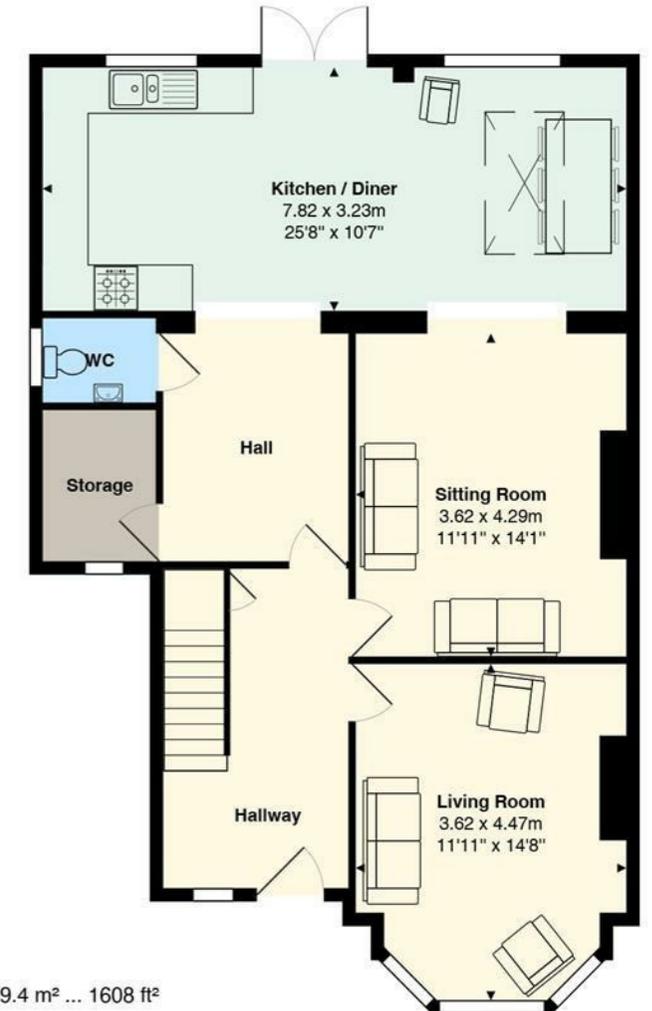
**Property Specialist**  
**Mr Ramzy Bancroft**  
Branch manager

Ramzy@jeffreycross.co.uk



Comments by the Homeowner

### Pendraw Place



Total Area: 149.4 m<sup>2</sup> ... 1608 ft<sup>2</sup>

All measurements are approximate and for display purposes only



# Pendraw Place

Cyncoed, Cardiff, CF23 6JS

Asking Price

£715,000



4 Bedroom(s)



2 Bathroom(s)



1608.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

Located in a quiet Cul de Sac in the heart of Cyncoed, is this extended semi detached house. Packed full of character & space for any growing family. Benefiting from a really good size front and rear gardens, with a drive for off road parking. The property briefly comprises an entrance hall, cosy front lounge, sitting room, a lovely size kitchen diner, WC and storage. Upstairs there are four great size bedrooms, ensuite shower room and family bathroom. Situated a short walk from both Nant Fawr Woods & Llanishen Reservoir, as well as local shops, train station and very popular schools Rhydyppennau primary & Cardiff High school making this a super family home to cherish for years.



Hall	Garden
Lounge	Tenure Freehold - To be confirmed by your legal advisor
Sitting room	Council Tax Band G
Kitchen diner	School Catchment Rhydypenau Primary School Cardiff High School
WC & storage	Ysgol Y Berllan Deg Ysgol Gyfun Gymraeg Bro Edern
Landing	* Subject to Availability *
Bedroom 1	
Bedroom 2	
Bathroom	
Bedroom 4	
EnSuite	





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

