

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CARISBROOKE WAY
PENYLAN

CARISBROOKE WAY

PENYLAN, CF23 9HS - £225,000

*** Offers Over £225,000 *** Jeffrey Ross are proud to bring to the market this exceptional first floor Maisonette on the popular Carisbrooke Way boarding Penylan and Cyncoed. This impressive 2 double bedroom property briefly comprises entrance hallway, stairs to first floor, open plan modern fitted kitchen diner, with doors leading to separate living room, Two double bedrooms and family bathroom as well as additional storage cupboard. To the rear is a South facing garden to be proud of, the current owner has fully landscaped to create a large decked area, seating area and home office with power. The property further benefits from amenities just off Carisbrooke way & a short walk to Roath Park & Wellfield Rd, and easy access to M4 and A48.
NO ONWARD CHAIN. No Maintenance Fees

Take a closer look at our interactive Virtual tour and contact our Roath branch to arrange your viewing.

2 bedroom(s) 1 bathroom(s) 694.00 sq ft

ENTRANCE HALLWAY

OPEN PLAN KITCHEN / DINER
3.33m x 4.90m widest points (10'11 x 16'1 widest points)

LIVING ROOM
3.99m x 3.94m (13'1 x 12'11)

BEDROOM ONE
3.38m x 3.91m (11'1 x 12'10)

BATHROOM
2.11m x 2.24m (6'11 x 7'4)

BEDROOM TWO
3.38m x 3.33m (11'1 x 10'11)

COUNCIL TAX
Band - D

SERVICE CHARGES
We have been informed there is no service charge

B.I is £120.00 p.a

TENURE
We are advised by our client that the property is Leasehold, with 120 years left, from 2025, but this is to be confirmed by your legal advisor.

SCHOOL CATCHMENT
English medium primary catchment area is Llanedeyrn Primary School (year 2022-23)
English medium secondary catchment area is Llanishen High School (year 2022-23)
Welsh medium primary catchment area is Ysgol Y Berllan Deg (year 2022-23)
Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern (year 2022-23)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	72
(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 

15B Carisbrooke Way, Penylan, CRF

1st Floor Apartment Interior Area 694.51 sq ft



0 3 6 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

