

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



KIMBERLEY ROAD
PENYLAN



HALL

LOUNGE

3.48m x 8.15m (11'5" x 26'9")

SITTING ROOM

DINING ROOM

3.18m x 4.09m (10'5" x 13'5")

KITCHEN

3.18m x 1.91m (10'5" x 6'3")

UTILITY ROOM

2.46m x 1.80m (8'1" x 5'11")

LANDING

BEDROOM 1

4.60m x 4.22m (15'1" x 13'10")

BEDROOM 2

2.82m x 3.56m (9'3" x 11'8")

BEDROOM 3

3.15m x 3.96m (10'4" x 13'0")

BATHROOM

1.93m x 2.06m (6'4" x 6'9")

LOFT ROOM

4.37m x 3.68m (14'4" x 12'1")

GARDEN

TENURE

Freehold, but this is to be confirmed by your solicitor

SCHOOL CATCHMENT

Marlborough Primary School

Cardiff High School

Ysgol Y Berllan Deg

Ysgol Bro Eder

****Subject to change and Availability****

COUNCIL TAX BAND

Council Tax Band F





KIMBERLEY ROAD

PENYLAN, CF23 5AF - £450,000



3 Bedroom(s)



1 Bathroom(s)



1184.00 sq ft

*** Offers Over £450,000 ***

A beautifully presented 3 bedroom family home, located on the very popular KIMBERLEY ROAD, in Penylan. Beautifully decorated and presented both inside & out. Showcasing a host of original features such as fireplaces, stripped wood and tiled floors, all mixed with some individual additions from the owners, giving the property some real personality. Briefly comprising traditional entrance hall, through lounge sitting room, with lean to, dining room, galley kitchen, back kitchen which leads on to the garden, landing, 3 double bedrooms, bathroom and handy loft room, which his currently used as storage, but could be a great office, or hobbies room. Outside there is a cute low maintenance garden, which benefits from South East aspect, and would be ideal for entertaining. Situated in a cul de Sac, just a stones throw from Waterloo & Mill gardens, as well as Roath Park, plus a selection of shops, Deli's and high streets, making this a perfect location for families. Offered with NO ONWARD CHAIN



PROPERTY SPECIALIST

Mr Ramzy Bancroft
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Branch manager

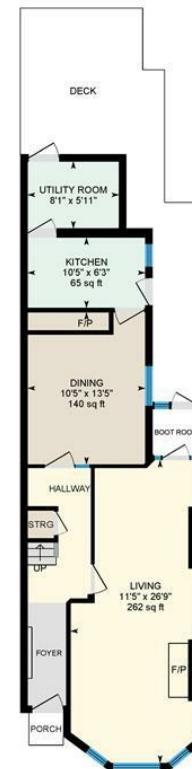




 Kimberley Road, Penylan, Cardiff

152 Kimberley Rd, Penylan, CRF

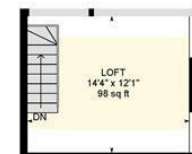
Main Building: Total Interior Area: 1349.42 sq ft



Ground Floor



1st Floor



2nd Floor



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 