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CARDIFF VALE CAERPHILLY BRISTOL

*Southminster Road*  
PENYLAN





*Its been a lovely property for us for the last 30 years*

Comments by Mr Ramzy Bancroft



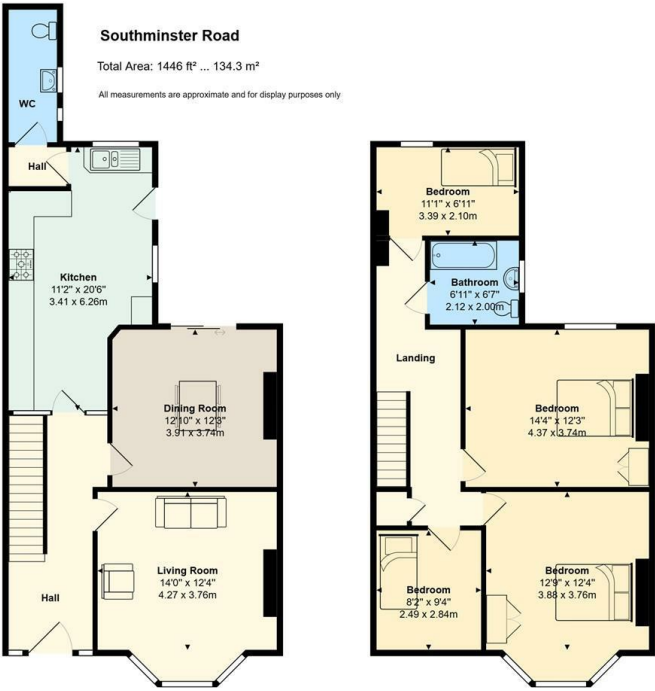
**Property Specialist**  
**Mr Ramzy Bancroft**  
Branch manager

Ramzy@jeffreycross.co.uk



*A great size period property, offering lots of potential, a south facing garden, garage and NO CHAIN.*

Comments by the Homeowner







Hall	Garage
Lounge 14' x 12'4" (4.27m x 3.76m)	Tenure
Dining room 12'10" x 12'3" (3.91m x 3.73m)	Freehold- To be confirmed by your legal advisor
Kitchen diner 11'2" x 20'6" (3.40m x 6.25m)	School Catchment
Rear lobby & Toilet	Marlborough Primary School Cardiff High School (year 2024-25)  Ysgol Y Berllan Deg (year 2024-25) Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)
Landing	* Subject to Availability *
Bedroom 1 14'4" x 12'3" (4.37m x 3.73m)	Council Tax
Bedroom 2 12'9" x 12'4" (3.89m x 3.76m)	Band F
Bedroom 3 11'1" x 6'11" (3.38m x 2.11m)	
Bathroom	
Bedroom 4 8'2" x 9'4" (2.49m x 2.84m)	
Garden	

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	



# Southminster Road

Penylan, Cardiff, CF23 5AT

Asking Price

£475,000

4 Bedroom(s)

1 Bathroom(s)

1445.00 sq ft

Contact our

*Penylan Branch*

02920 499680

NEW TO MARKET – Deceptively Spacious Four-Bedroom Period Home in Penylan

We are delighted to offer for sale this beautifully presented four double bedroom period home, full of charm, character, and original features.

The accommodation comprises a welcoming period entrance hall, a spacious lounge, a separate dining room, a generous kitchen/diner, four good-sized bedrooms, and a family bathroom.

Perfectly positioned on a beautiful tree-lined street in Penylan, the property is within walking distance of local shops, parks, and highly regarded schools, while also offering excellent transport links, including easy access to the M4.

The property is offered to the market with no onward chain.





CARDIFF

VALE

CAERPHILLY

BRISTOL

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