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CARDIFF

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BRISTOL



Foster Drive

PENYLAN



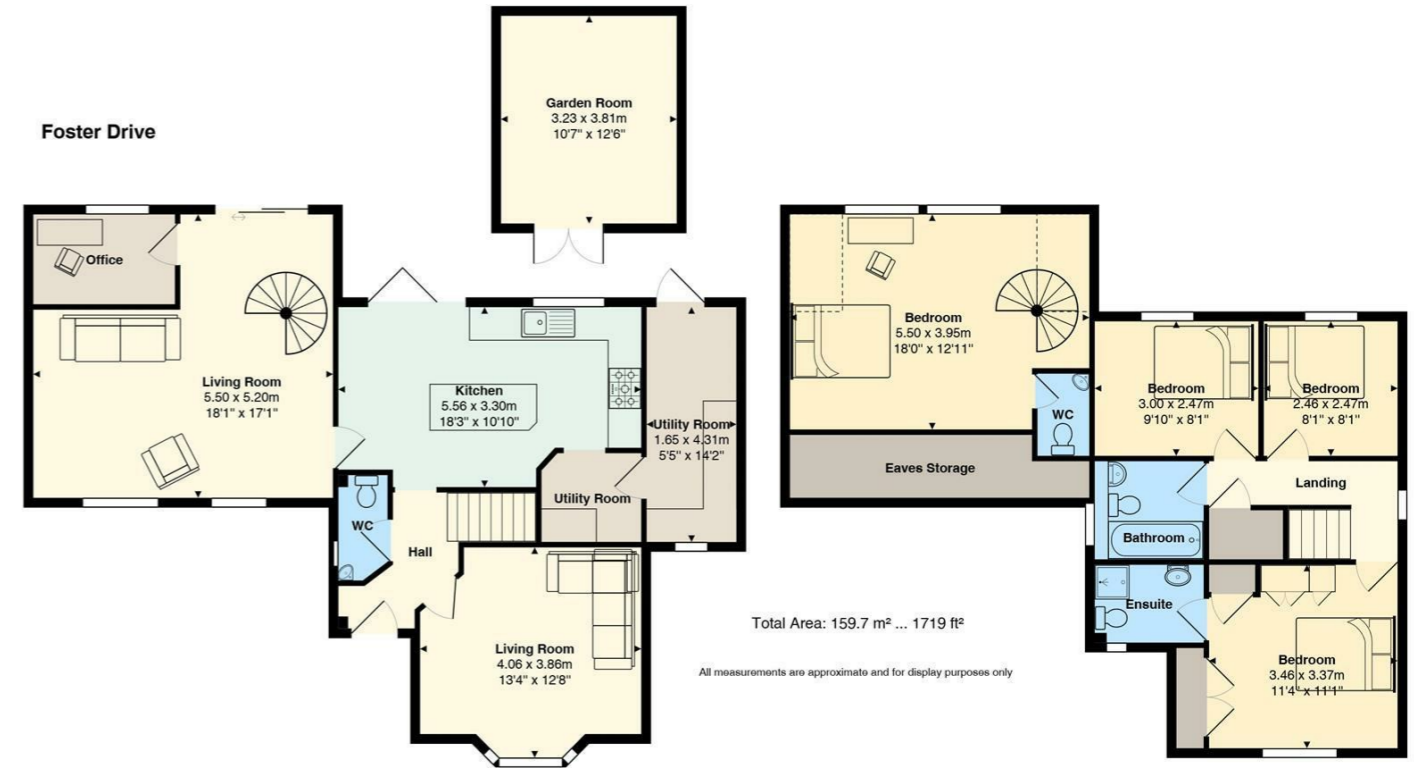
Stunning detached / extended four double bedroom family home in prime location.

Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
 Branch manager

Ramzy@jeffreycross.co.uk



Bright and airy lot of sunlight in all the rooms, a large enclosed garden for kids and adults to enjoy.

Comments by the Homeowner





Foster Drive

Penylan, Cardiff, CF23 9BZ

Offers Over

£585,000



4 Bedroom(s)



2 Bathroom(s)



1719.00 sq ft



Contact our
Penylan Branch

02920 499680



OFFERS OVER £585,000

Jeffrey Ross are pleased to bring to the market this stunning / detached family home in the sought after location of Penylan. The property briefly comprises of entrance hall, lounge, ground floor W.C, spacious utility room and beautiful open plan kitchen / breakfast room onto rear garden. To the first floor there are three double bedrooms one with en-suite and a family bathroom.

Adjacent to the property is a converted garage with lounge / dining room, study and stairs leading to first floor bedroom with en- suite W.C.

Situated on a spacious plot with with low maintenance rear garden and garden room and side access.

Situated in the heart of Penylan with easy access to local shops, parks and amenities as well as Cardiff city Centre.

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Entrance Hall	En- Suite
Living Room 13'4 x 12'8 (4.06m x 3.86m)	Bedroom Three 9'10 x 8'1 (3.00m x 2.46m)
Ground Floor W.C	Bedroom Four 8'1 x 8'1 (2.46m x 2.46m)
Kitchen / Breakfast Room 18'3 x 10'10 (5.56m x 3.30m)	Bathroom
Utility Room 5'5 x 14'2 (1.65m x 4.32m)	Garden
Lounge / Dining Room 18'1 x 17'1 (5.51m x 5.21m)	Garden Room 10'07 x 12'06 (3.23m x 3.81m)
Study	Drive
Landing	Tenure Freehold - This is to be confirmed with your legal representative.
Bedroom One 18'0 12'11 (5.49m 3.94m)	Council Tax Band Band E
En- Suite W.C	School Catchment English medium primary catchment area is Marlborough Primary School (year 2022-23)
Bedroom Two 11'4 x 11'1 (3.45m x 3.38m)	

Welsh medium primary catchment area is Ysgol Y Berllan Deg (year 2022-23)
 English medium secondary catchment area is Cardiff High School (year 2022-23)
 Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern (year 2022-23)
 To Be clarified by Cardiff City Council









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

