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CARDIFF

VALE

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BRISTOL



Kimberley Road

PENYLAN

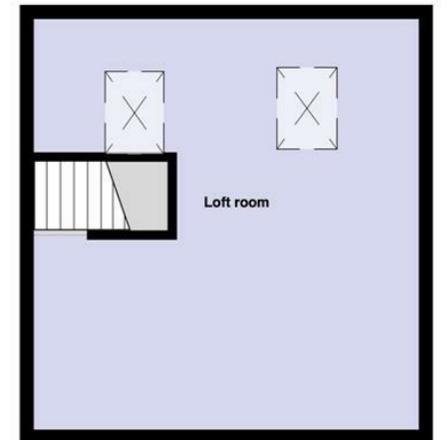
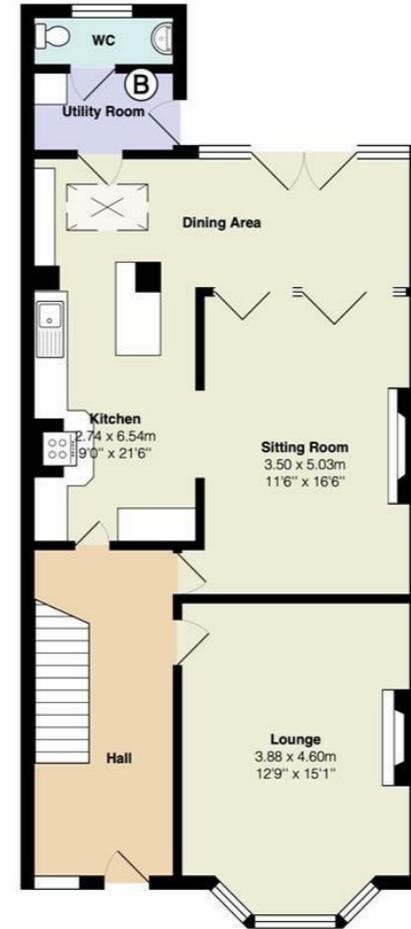


Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
 Branch manager

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All measurements are approximate and for display purposes only

An impressive period property with lots of space and beautiful south facing garden

Comments by the Homeowner





Kimberley Road

Penylan, Cardiff, CF23 5DN

Asking Price

£650,000



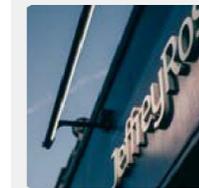
4 Bedroom(s)



2 Bathroom(s)



1398.00 sq ft



Contact our
Penylan Branch

02920 499680



An impressive and deceptively large end terrace period home. Showcasing a host of original features such as stained glass windows, fireplaces and original floors, giving the house a grand and charming feel. The property offers a lovely entrance hall, front lounge, sitting room, open kitchen diner with stained glass doors to the garden terrace. There is also an utility area and WC on the ground floor. On the first floor there are four good sized bedrooms with an ensuite shower room, plus a family bathroom with 4 piece suite. There is also a very good size loft room with stairs from the landing. Outside there is a beautiful mature garden with a South facing aspect, side access to front, and double doors from the lane, offering the option of parking a car off road. Located on one of Penylan's most sought after streets, with a choice of high streets, coffee shops, and parks all within a stone's throw, as well as within very popular school catchment, this is a dream location. Spread over three floors boasting lots of accommodation, this property would make a great family home.



Entrance Hall Leading To

Bedroom Four 8'8" x 9'4" (2.64m x 2.84m)

Lounge 12'9" x 15'1" (3.89m x 4.60m)

Bathroom 6'1" x 14'3" (1.85m x 4.34m)

Sitting Room 11'6" x 16'6" (3.51m x 5.03m)

Loft Room 22'9" x 13'7" (6.93m x 4.14m)

Kitchen 9'0" x 21'6" (2.74m x 6.55m)

Tenure

Freehold - To be confirmed by your legal advisor

Dining Area 21'0" x 7'0" (6.40m x 2.13m)

School Catchment

Marlborough Primary School (year 2024-25)
Cardiff High School (year 2024-25)

Utility 7'9" x 4'3" (2.36m x 1.30m)

Ysgol Y Berllan Deg (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

WC 7'9" x 2'7" (2.36m x 0.79m)

* Subject to Availability *

Bedroom One 14'3" x 13'8" (4.34m x 4.17m)

Council Tax

Band G

Bedroom Two 10'8" x 13'10" (3.25m x 4.22m)

En Suite 10'8" x 3'0" (3.25m x 0.91m)

Bedroom Three 8'8" x 10'8" (2.64m x 3.25m)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

