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Immaculate Three Bedroom Maisonette with Garden and Garage

Comments by Mrs Amanda Trinder

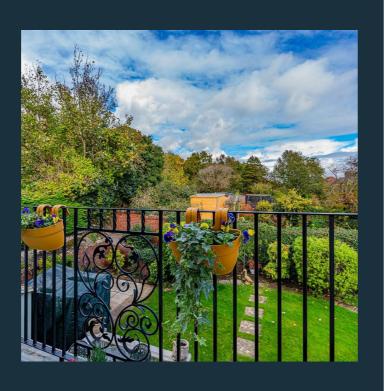


**Property Specialist**Mrs Amanda Trinder
Senior valuer

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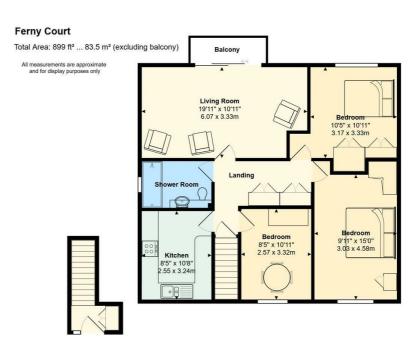
Delightful three bedroom Maisonette in a prime location with off road parking, garage and garden

Comments by the Homeowner











	Current Potenti
Very energy efficient - lower running costs	1,000
(92 plus) A	
(81-91) B	
(69-80) C	76
(55-68)	<b>67</b>
(39-54)	
(21-38) F	
(1-20)	G
Not energy efficient - higher running costs	

**Entrance Hall** 

Landing

Lounge / Dining Room 19'11m x 10'11m (6.07mm x 3.33mm)

Kitchen 10'8m x 8'5m (3.25mm x 2.57mm

Bedroom One 15'0m x 9'11m (4.57mm x 3.02mm)

Bedroom Two 10'11m x 10'05m (3.33mm x 3.18mm)

Bedroom Three 10'11m x 5'5m (3.33mm x 1.65mm)

Shower room

Balcony

Garden

### Tenure

representative.

## Council Tax

Marlborough Primary School Cardiff High School

Ysqol Y Berllan Deg

\* Subject to Availability \*

This property has a 50/50 share of the freehold therefor there is no service charge or ground rent.

Garage

Share of Freehold - This is to be confirmed with your legal

## School Catchment

Ysgol Gyfun Gymraeg Bro Edern

# Additional Information

# Ferny Court

Penylan, Cardiff, CF23 9BU

£340,000





1 Bathroom(s)





Contact our Penylan Branch 02920 499680

Jeffrey Ross are pleased to bring to the market this immaculate, modernised, three bedroom maisonette in a prime location. The property benefits from independent access with entrance hall, stairs leading to the first floor landing with access to the loft with pull down ladder, boarded and light, lounge / dining room, balcony with beautiful views, modern kitchen, three bedrooms, modern bathroom, garden and garage as well as off road parking. Situated in the heart of Penylan with a short walk to local shops, parks and amenities as well as Cardiff City Centre

\*\* This property is immaculately presented throughout and can be sold Chain Free \*\*

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