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CARDIFF

VALE

CAERPHILLY

BRISTOL

Turnham Green

PENYLAN

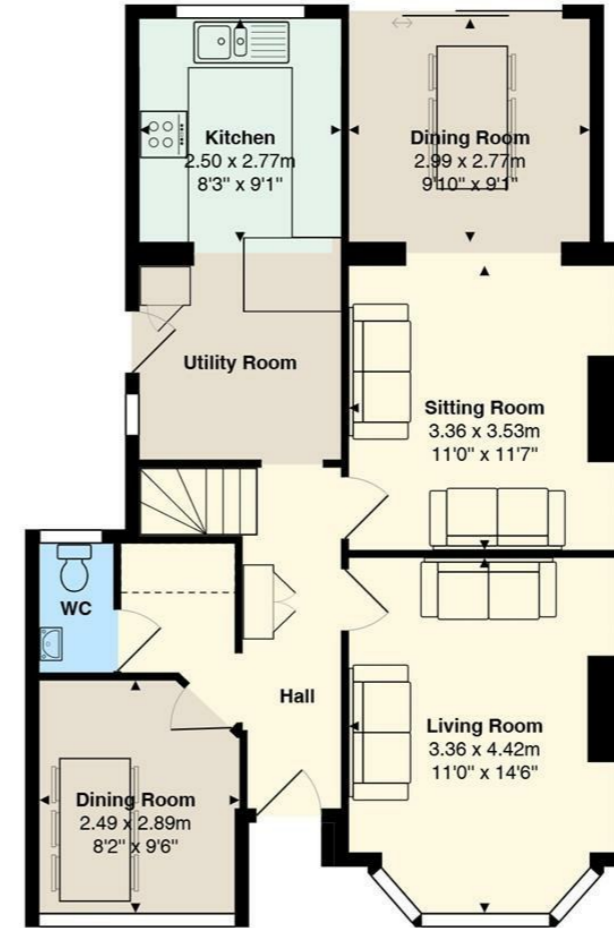


Spacious, immaculate three double bedroom family home with ample parking and good size rear garden.

Comments by Mrs Amanda Trinder



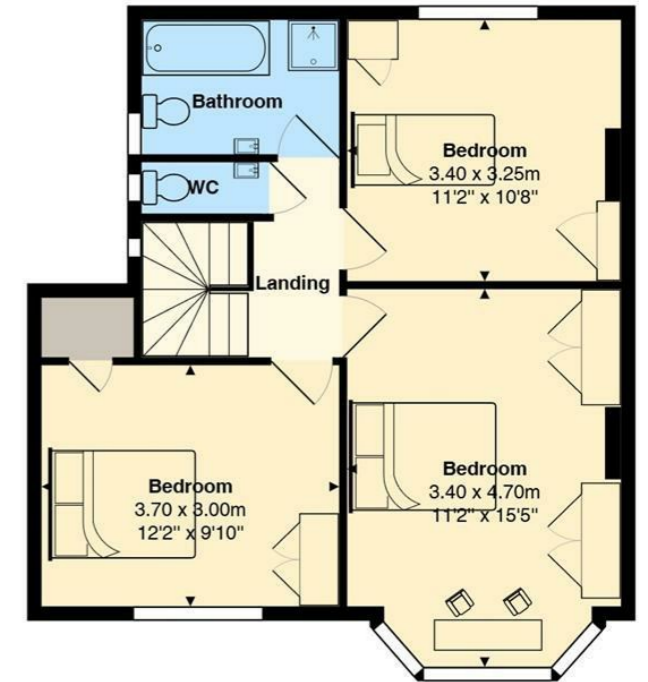
Property Specialist
Mrs Amanda Trinder
Senior valuer
amanda@jeffreycross.co.uk



Turnham Green

Total Area: 118.1 m² ... 1271 ft²

All measurements are approximate and for display purposes only



Comments by the Homeowner





Turnham Green

Penylan, Cardiff, CF23 9DL

£475,000



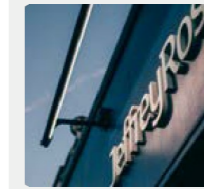
3 Bedroom(s)



2 Bathroom(s)



1087.00 sq ft



Contact our
Penylan Branch

02920 499680

Jeffrey Ross are pleased to bring to the market this immaculate three double bedroom family home in the heart of Penylan. The property benefits from entrance hall, three reception rooms, kitchen, utility and W.C to the ground floor and to the first floor there are three DOUBLE bedrooms, family bathroom and separate W.C. Outside there is a good size, enclosed rear garden with sheds, undercroft shelter and patio. To the front there is ample parking for approx. 5 cars.

Nestled in a quiet close with close proximity to local shops, parks, amenities as well as Cardiff City centre.



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Entrance Hall

Lounge 11'0 x 14'6 (3.35m x 4.42m)

Dining Room / Play Room 8'2 x 9'6 (2.49m x 2.90m)

Sitting Room 11'0 x 11'7 (3.35m x 3.53m)

Kitchen 8'3 x 9'1 (2.51m x 2.77m)

Dining / Breakfast Room 9'10 x 9'1 (3.00m x 2.77m)

Utility Room

W.C

Landing

Bedroom [One 11'2 x 15'5 (3.40m x 4.70m)

Bedroom Two 11'2 x 10'08 (3.40m x 3.25m)

Bedroom Three 12'2 x 9'10 (3.71m x 3.00m)

Bathroom

W.C

Garden

Drive

Tenure

Freehold - This is to be confirmed with your legal representative.

Council Tax

Band F

School Catchemnt

Marlborough Primary School
Cardiff High School

Ysgol Y Berllan Deg
Ysgol Gyfun Gymraeg Bro Edern
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary
School catchment areas are yet to be established. Applications
are welcomed.

* Subject to availability *

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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

