

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CARISBROOKE WAY
PENYLAN



ENTRANCE HALL

LOUNGE
5.38m x 3.00 (17'7" x 9'10")

KITCHEN
3.43m x 2.34m (11'3" x 7'8")

DINING AREA
2.46m x 4.24m (8'0" x 13'10")

LANDING

BEDROOM ONE
4.34m x 2.95m (14'2" x 9'8")

BEDROOM TWO
4.34m x 2.49m (14'2" x 8'2")

BEDROOM THREE
3.73m x 2.36m (12'2" x 7'8")

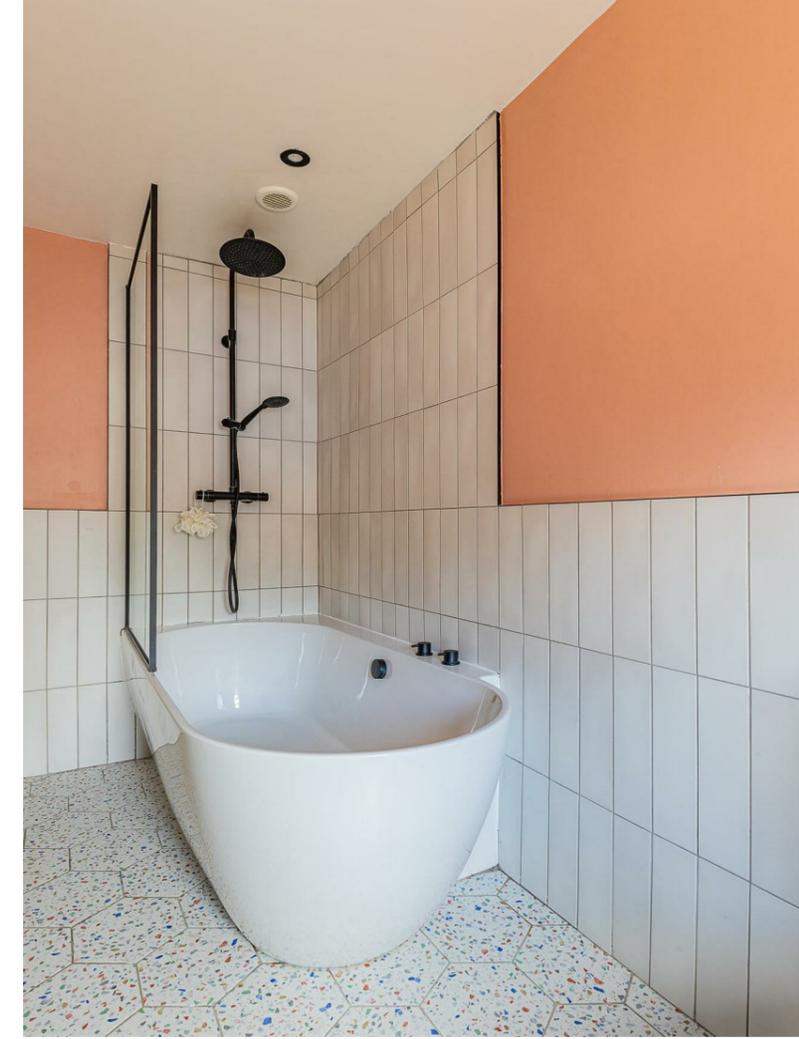
BATHROOM
3.38m x 1.70m (11'1" x 5'6")

TENURE
Freehold- To be confirmed by your legal advisor

COUNCIL TAX
Band E

SCHOOL CATCHMENT
Llanedeyrn Primary School (year 2024-25)
Llanishen High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)
subject to change & availability





CARISBROOKE WAY

PENYLAN, CF23 9HX - £340,000

 3 Bedroom(s)  1 Bathroom(s)  903.00 sq ft

Jeffrey Ross are pleased to bring to the market this beautifully presented three double bedroom family home.

The property briefly comprises of bright and spacious entrance hall, Open plan lounge / dining, kitchen area to the ground floor with French doors leading onto the rear garden and to the first floor there are three double bedrooms, a recently fitted modern family bathroom and access to the loft.

Outside there is an enclosed rear garden with side access. Situated in the ever popular area of Penylan with close proximity to local shops, parks, schools and amenities as well as access to the M4/ A48.



PROPERTY SPECIALIST

Mrs Amanda Trinder
amanda@jeffreyross.co.uk
Senior valuer





Carisbrooke Way, Penylan Cardiff

84 Carisbrooke Way



Total Area: 85.9 m² ... 925 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	