



*Ty Draw Road*

PENYLAN



*A lovely double fronted DETACHED property, in a great spot overlooking the Pleasure Gardens !*

Comments by Mr Ramzy Bancroft



**Property Specialist**

Mr Ramzy Bancroft

02920 499680  
Ramzy@jeffreygross.co.uk

Comments by Homeowner



# Ty Draw Road

Penylan, Cardiff, CF23 5HD

Offers Over

£750,000



4 Bedroom(s)



2 Bathroom(s)



1900.00 sq ft



Contact our  
*Penylan branch*

02920 499680

We are pleased to offer for sale this stunning DOUBLE FRONTED, DETACHED property, located on TY DRAW ROAD. This home has a few stand out and rare to the area features such as a DRIVE WAY, GARAGE, and views over Roath Pleasure Gardens. Offering roughly 1900 ft<sup>2</sup> of space, made up of a central entrance hall, sitting room, lounge, dining room, study, shower room, and kitchen to the ground floor. Upstairs there is a bathroom, separate WC, and four great size bedrooms, with two benefiting from elevated views over the park. Outside there are lovely front and rear gardens, plus the option of off road parking, side access, and a garage to rear/ side. Located in a super spot with shops and green spaces such as Roath Park, within a short walk, as well as popular schools, making it a great family home !









CARDIFF

VALE


CAERPHILLY

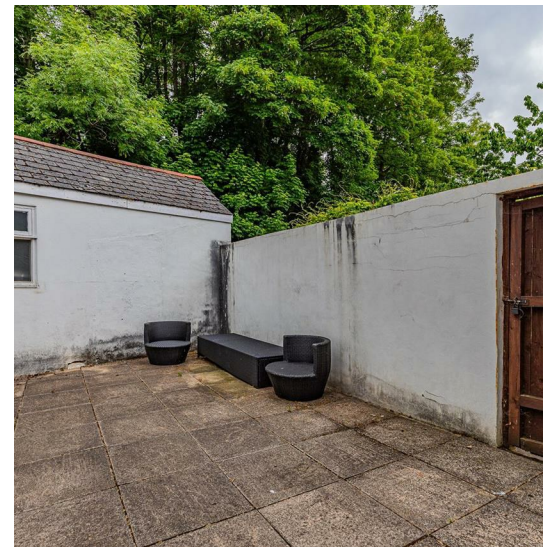
BRISTOL

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



**Front**

Roath Park Primary School (year 2026)  
Cardiff High School (year 2026)  
Ysgol Y Berllan Deg (year 2026)  
Ysgol Gyfun Gymraeg Bro Ederm (year 2026)

**Hall**

\* subject to change and availability

**Living room**

**Lounge**

**Shower room**

**Dining room**

**Kitchen**

**Landing**

**Bathroom**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**WC**

**Bedroom 4**

**Garden**

**Garage & driveway**

**Tenure**

Freehold, but this is to be confirmed by your solicitor

**Council tax**

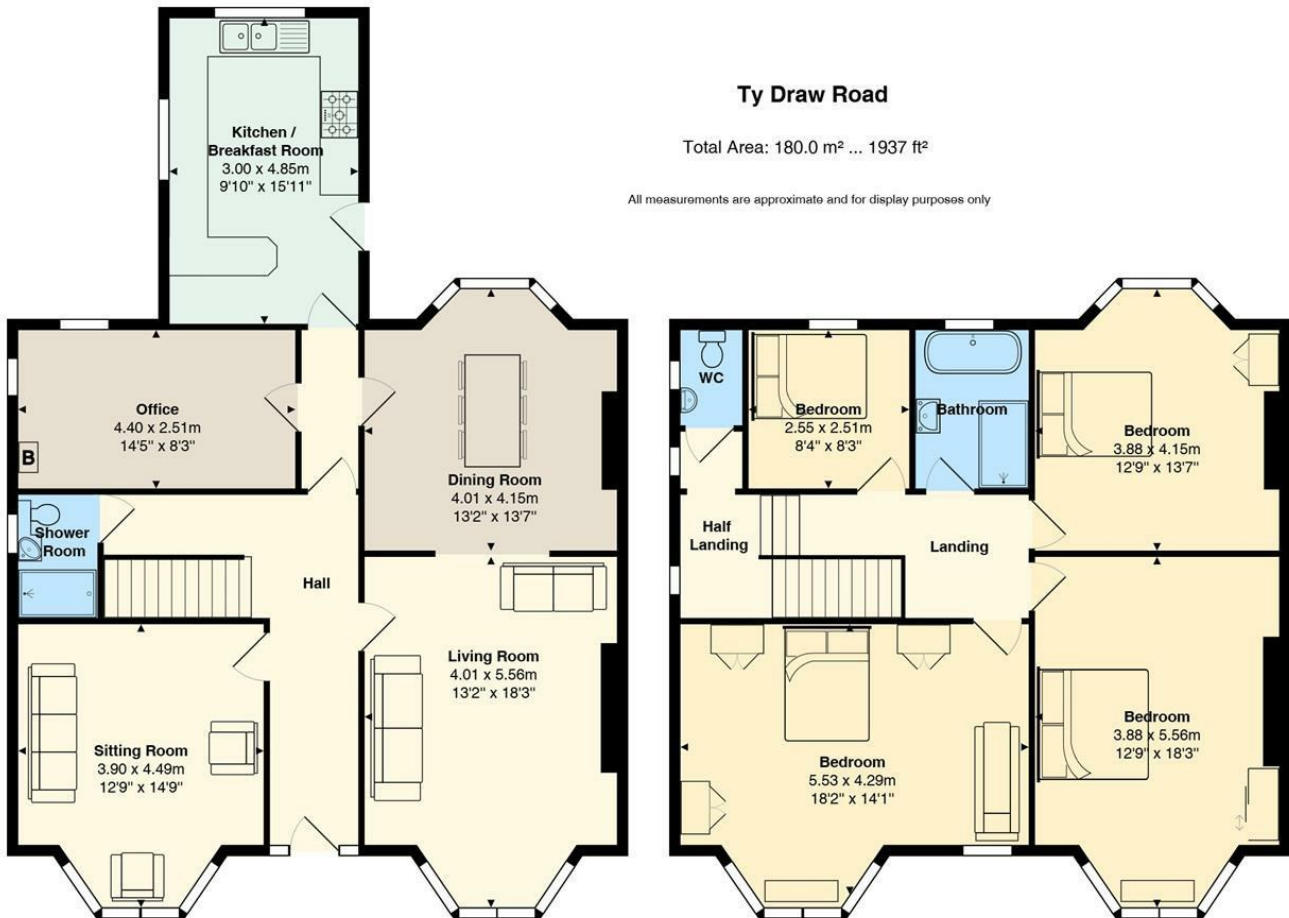
Band - G

**School catchment**

## Ty Draw Road

Total Area: 180.0 m<sup>2</sup> ... 1937 ft<sup>2</sup>

All measurements are approximate and for display purposes only



*[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)*

CARDIFF

VALE

CAERPHILLY

BRISTOL