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*Deri Road*

PENYLAN

CARDIFF

VALE

CAERPHELLY

BRISTOL



*A simply stunning and much improved 4 bedroom home. Extended and offers the perfect set up for families*

Comments by Mr Ramzy Bancroft



**Property Specialist**  
**Mr Ramzy Bancroft**  
 Branch manager

Ramzy@jeffreycross.co.uk



Comments by the Homeowner



Total Area: 153.0 m<sup>2</sup> ... 1647 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



# Deri Road

Penylan, Cardiff, CF23 5AH

Offers Over

£575,000



4 Bedroom(s)



2 Bathroom(s)



1646.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

Jeffrey Ross are pleased to offer for sale this beautifully presented & much improved period property. This stunning home offers the best of both worlds with some lovely original features, combined with new comforts. Boasting a lovely entrance hall with original tiled floor, a bright through lounge diner with two fireplaces, handy WC & Utility room, as well as storage units, and an impressive open plan kitchen living space with contemporary fitted kitchen, large island, space for seating and sliding doors to the garden. Upstairs there are three great size bedrooms, modern four piece bathroom, then a lovely fourth bedroom on the 2nd floor with wardrobes, storage cupboard, "Juliet balcony" and ensuite shower room. Outside there is a low maintenance landscaped garden with rear lane access. This immaculate property is located in the heart of Penylan with Waterloo gardens shops and parks on your "doorstep", as well as a short walk to popular Schools and high streets, making this a super family home.



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#### Hall

Lounge area 10'3" x 11'6" (3.14m x 3.52m)

Dining area 9'5" x 12'6" (2.88m x 3.82m)

Utility room

WC

Kitchen Living 15'5" x 19'7" (4.72m x 5.98m)

Landing

Bedroom One 10'0" x 15'0" (3.06m x 4.58m)

Bay window to front, wood floorboards

Bedroom Two 9'8" x 11'10" (2.95m x 3.62m)

Bedroom Three 9'6" x 12'2" (2.92m x 3.71m)

#### Bathroom

Loft Bedroom 10'1" x 17'8" (3.08m x 5.41m)

Ensuite shower room

Garden

Tenure

Freehold, but this is to be confirmed by your solicitor

School Catchment

Marlborough Primary School (year 2026)  
Cardiff High School (year 2026)  
My Welsh Primary Catchment Area is  
Ysgol Y Berllan Deg (year 2026)  
Ysgol Gyfun Gymraeg Bro Edern (year 2026)

\* this is subject to change & availability

Council tax

Band - F

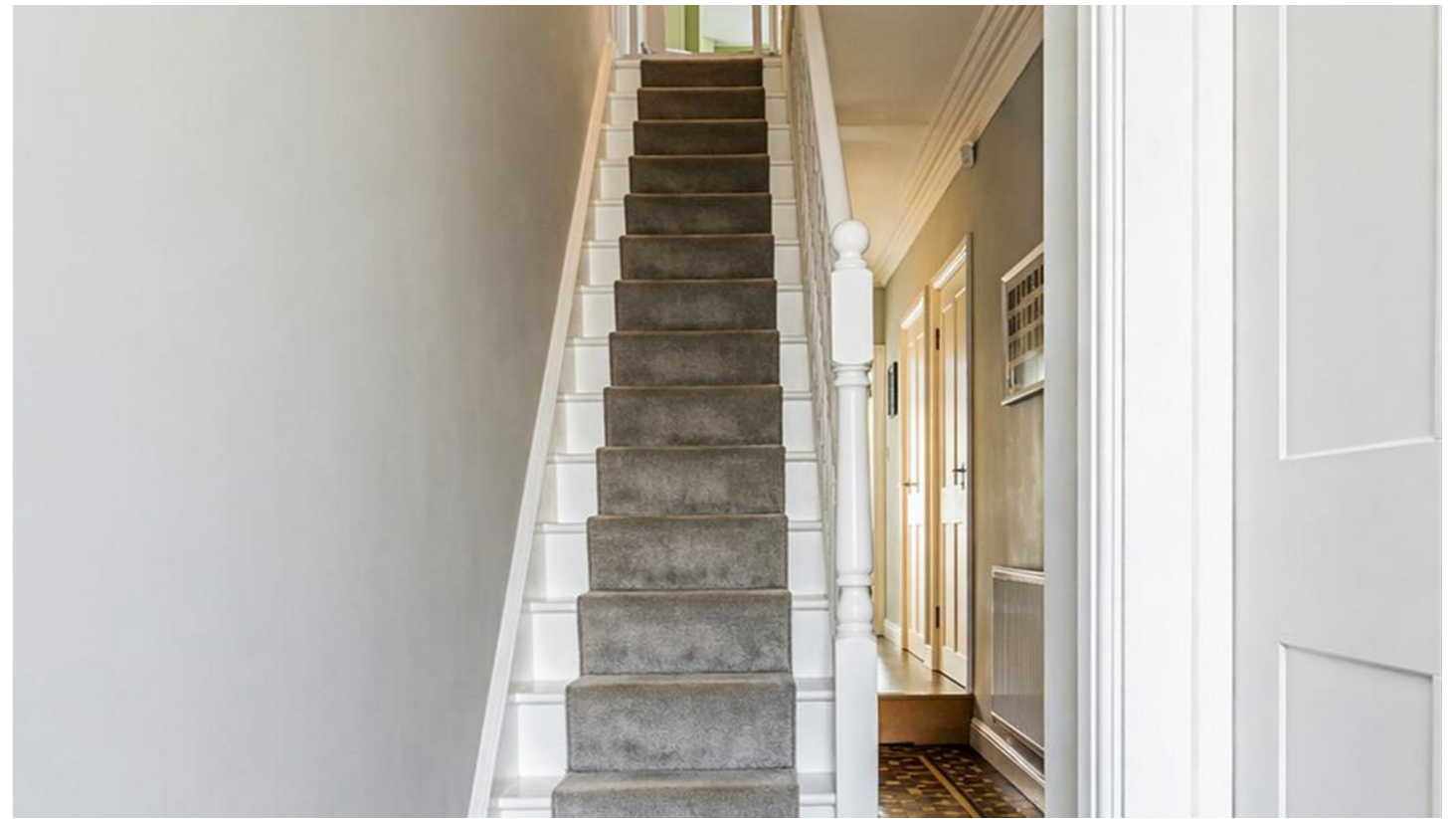
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>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

