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CARDIFF

VALE

CAERPHILLY

BRISTOL



Pendraw Place

CYNCOED



"A stunning and characterful family home, in a lovely cul de Sac, a short walk from local parks, shops and fantastic schools"

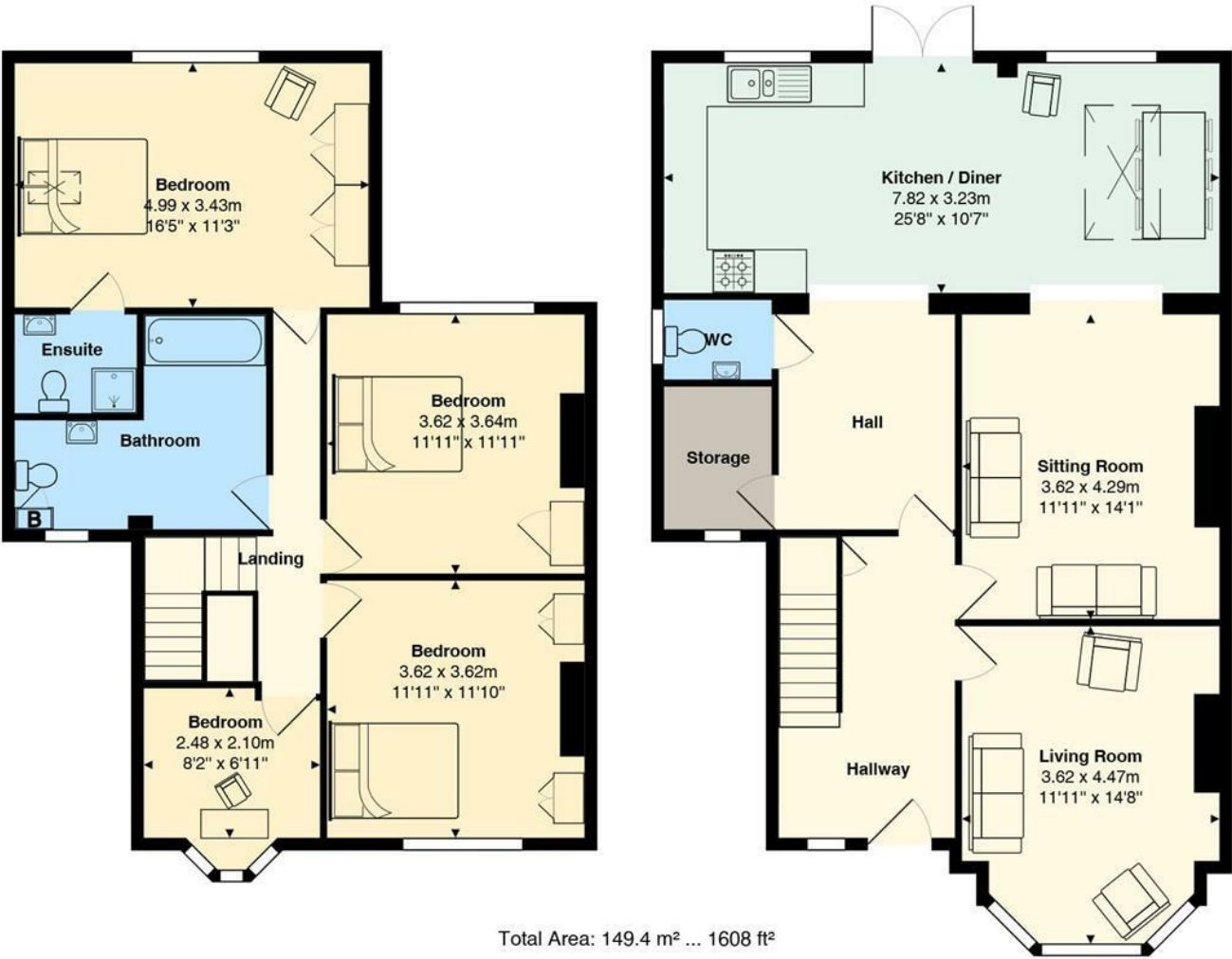
Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
Branch manager

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Pendraw Place



All measurements are approximate and for display purposes only



Comments by the Homeowner



Pendraw Place

Cyncoed, Cardiff, CF23 6JS

Offers Over

£700,000



4 Bedroom(s)



2 Bathroom(s)



1608.00 sq ft



Contact our
Penylan Branch

02920 499680

*** Offers Over £700,000 *** Located in a quiet Cul de Sac in the heart of Cyncoed, is this extended semi detached house. Packed full of character & space for any growing family. Benefiting from a really good size front and rear gardens, with a drive for off road parking. The property briefly comprises an entrance hall, cosy front lounge, sitting room, a lovely size kitchen diner, WC and storage. Upstairs there are four great size bedrooms, ensuite shower room and family bathroom. Situated a short walk from both Nant Fawr Woods & Llanishen Reservoir, as well as local shops, train station and very popular schools Rhydypennau primary & Cardiff High school making this a super family home to cherish for years.



	Garden
Hall	
Lounge	Tenure Freehold - To be confirmed by your legal advisor
	Council Tax Band G
Sitting room	School Catchment Rhydyfelenau Primary School Cardiff High School
Kitchen diner	Ysgol Y Berllan Deg Ysgol Gyfun Gymraeg Bro Eder
WC & storage	* Subject to Availability *
Landing	
Bedroom 1	
Bedroom 2	
Bathroom	
Bedroom 4	
EnSuite	





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

