



www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



Cressy Road

PENYLAN



Beautiful, Immaculate five bedroom period home in prime location

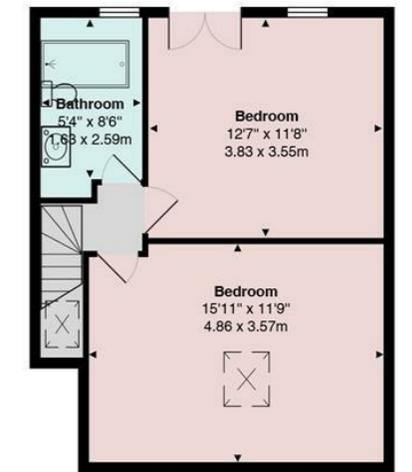
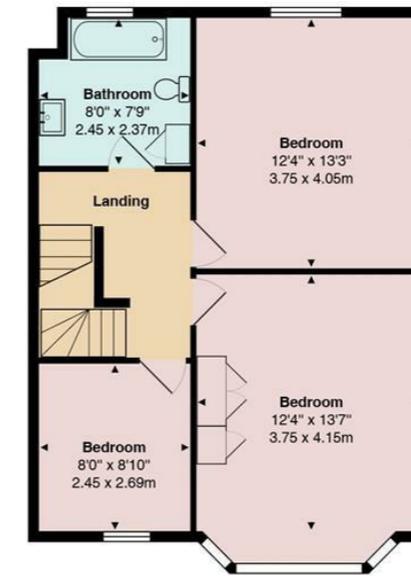
Comments by Mrs Amanda Trinder



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

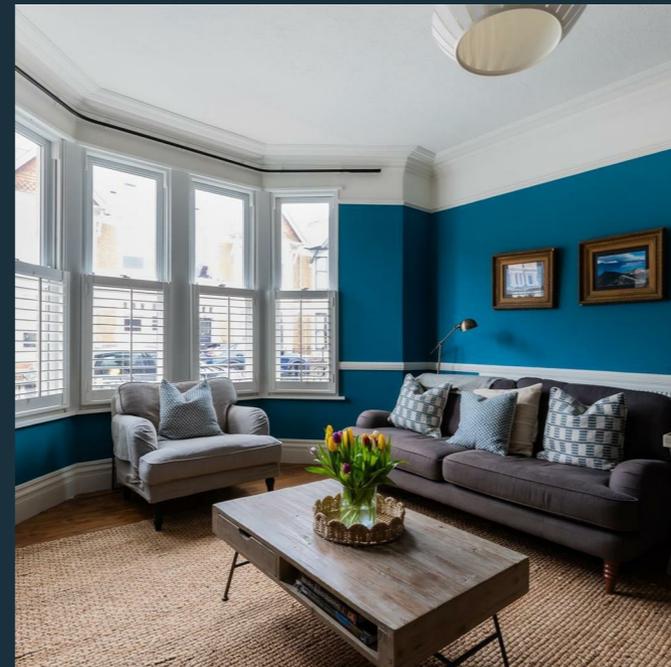


Cressy Road
 Total Area: 2137 ft² ... 198.6 m²
 All measurements are approximate and for display purposes only



The house offers an abundance of natural light throughout the house, we love the period features throughout the house combined with some of the new bits we have done. The kitchen has to be our favourite with the underfloor heating, beautiful island and amazing cupboards. The location is also brilliant- close to parks and delicious coffee options!

Comments by the Homeowner





Cressy Road

Penylan, Cardiff, CF23 5BE

£700,000



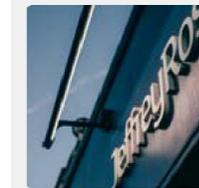
5 Bedroom(s)



2 Bathroom(s)



2110.00 sq ft



Contact our
Penylan Branch

02920 499680

Jeffrey Ross are delighted to market this incredibly rare opportunity to buy this five bedroom house on the ever popular Cressy Road in Penylan. Ideally located within minutes walk to the amenities of Wellfield Road, Roath Recreational Ground and Roath Mill Gardens. The property comprises of entrance hallway with original tiled flooring, living room with bay fronted windows and a log burner, second living room to the rear leading down to the large open plan modern kitchen / diner with built in appliances, island, bi-folding doors opening on to a south easterly facing garden. The first floor of the property comprises of stylish family bathroom with bath and shower overhead, two large double bedrooms one of which with bay fronted windows, smaller single bedroom / study. The top floor of the property further benefits from a second family bathroom with walk in shower, large double bedroom and a master bedroom benefiting from a Juliet Balcony.

Situated in a prime location with easy access to local shops, parks, amenities as well as Cardiff City Centre.

EPC Rating: D
Council Tax Band: F





Entrance leading to Hallway

Lounge 13'7" x 12'6" (4.14m x 3.81m)

Living Room 20'8" x 14'5" (6.30m x 4.39m)

Kitchen 20'8" x 25'4" (6.30m x 7.72m)

Utility Room & Wc

Landing

Bedroom One 12'4" x 13'7" (3.76m x 4.14m)

Bedroom Two 12'4" x 13'3" (3.76m x 4.04m)

Bedroom / Study 8' x 8'10" (2.44m x 2.69m)

Bathroom 8' x 7'9" (2.44m x 2.36m)

Stairs Leading To

Bedroom Four 15'10" x 11'7" (4.83m x 3.53m)

Bedroom Five 12'7" x 11'8" (3.84m x 3.56m)

Bathroom 5'4" x 8'6" (1.63m x 2.59m)

Garden

Tenure

Freehold - To be confirmed by your legal advisor

Council Tax

Band F

School Catchment

Marlborough Primary School
Cardiff High School

Ysgol Y Berllan Deg
Ysgol Gyfun Gymraeg Bro Edern

* To be confirmed by your legal advisor *

CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreygross.co.uk









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

