

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



AMESBURY ROAD
PENYLAN

AMESBURY ROAD

PENYLAN, CF23 5DW - £2,000 PCM PCM

4 bedroom(s) 2 bathroom(s) 1364.00 sq ft


Wonderfully presented throughout is this classic Penylan residence which has been handsomely and sympathetically improved to create a stunning family home. Located on the pretty, tree-lined Amesbury Road - off Blenheim Road this four bedroom, mid-terrace is a brilliant opportunity. Entered via small porch way (with original tiles) the property offers two downstairs reception rooms, both with stunning fireplaces, double glazing and neutral, stylish decor. The kitchen/diner space has been recently updated and offers sleek 'John Lewis' white-gloss units with integrated appliances to include dishwasher, washer dryer and fridge-freezer. To the rear of the property (and accessed via double doors from the kitchen) is a medium-sized SOUTH FACING garden with raised decked area - perfect for a summers evening! On the first-level are three double bedrooms, all of which are a very-good size, double glazed and neutrally decorated and carpeted. A stylish family bathroom with bathtub, basin and shower over the bath completes the first-floor. The loft has been converted into a fourth double bedroom / study space with ensuite shower room - again, very stylish and is in keeping with the rest of the property.

A stunning Penylan property. Part-furnished. Gas Central Heating. Street parking. Floor plan available.

Unfortunately, the landlady will not accept groups in this house - family, single person or couples only.

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	54	63
(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 

PROPERTY SPECIALIST
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Property Management Co-ordinator

Amesbury Road, Penylan



Total Area: 126.7 m² ... 1364 ft²
All measurements are approximate and for display purposes only