

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



EARL'S COURT ROAD
PENYLAN



FRONT

DRIVEWAY

HALL

LOUNGE

3.96m x 4.62m (13'0" x 15'2")

OPEN PLAN LIVING AREA

6.07m x 8.36m (19'11" x 27'5")

LANDING

BEDROOM 1

3.91m x 4.01m (12'10" x 13'2")

BEDROOM 2

3.56m x 4.34m (11'8" x 14'3")

BEDROOM 3

1.88m x 2.95m (6'2" x 9'8")

FAMILY BATHROOM

SECOND FLOOR LANDING

SHOWER ROOM

BEDROOM 4

4.47m x 3.43m (14'8" x 11'3")

BEDROOM 5

3.48m x 3.28m (11'5" x 10'9")

GARDEN

SCHOOL CATCHMENT

Marlborough Primary School (year 2024-25)

Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)

Ysgol Gyfun Gymraeg Bro Ederm (year 2024-25)

* Subject to Availability *

COUNCIL TAX

Band F

TENURE

Freehold, but this is to be confirmed by your solicitor





EARL'S COURT ROAD

PENYLAN, CF23 9DE - £650,000

 5 Bedroom(s)  2 Bathroom(s)  1906.00 sq ft

OFFERS IN EXCESS OF £650,000

We are pleased to offer for sale this stunning & extended family home, located in one the most popular streets in Penylan. Beautifully presented both inside and out, with plenty of space for all the family.

This semi-detached home offers a bright entrance hall with built in storage under the stairs, lovely front lounge with original parquet flooring & fireplace, and fantastic open plan living kitchen area with modern kitchen, roof lantern, and bi-folding doors out to the garden. Upstairs there are three bedrooms and family bathroom on the first floor, and 2 further double bedrooms and shower room on the top floor. The property further benefits from a lovely garden with patio and lawn, side access, driveway and garage. Located on Earls Court Road, you are conveniently places for local shops & parks, as well as within desirable school catchment, such as Howardian & Marlborough Primary, and Cardiff High Schools.



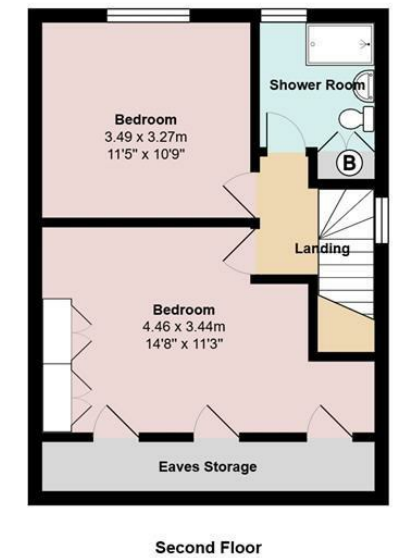
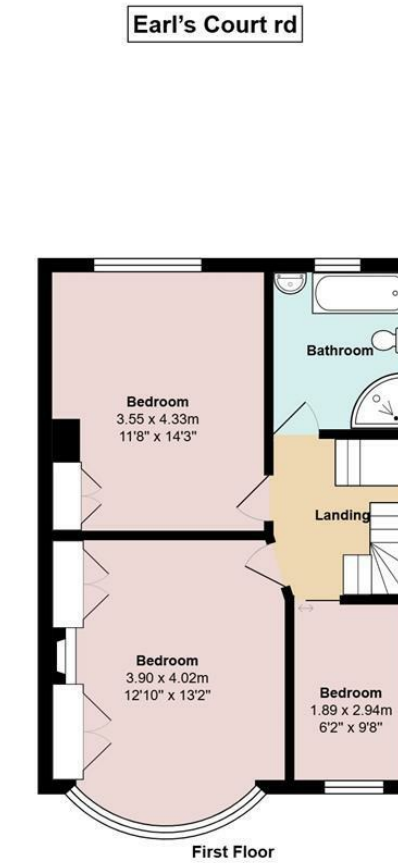
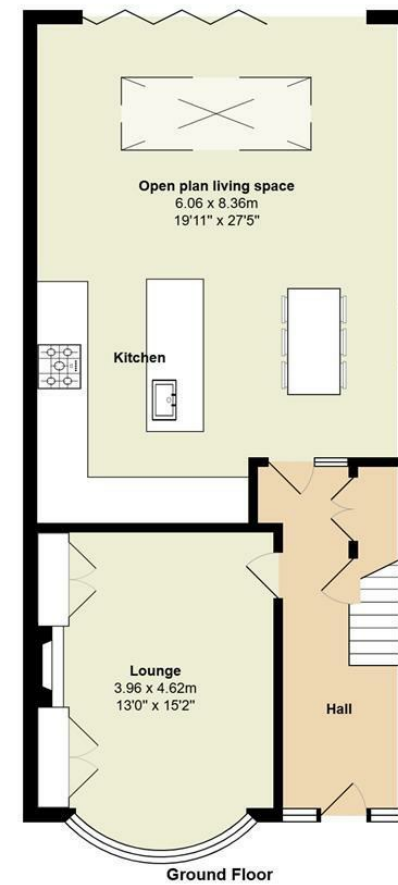
PROPERTY SPECIALIST

Mr Ramzy Bancroft
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02920 499680
Branch manager





Earl's Court Road, Penylan, Cardiff



Total Area: 177.1 m² ... 1906 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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	