

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



KIMBERLEY ROAD  
PENYLAN





#### ENTRANCE PORCH

Ornate tiled porch

#### ENTRANCE HALLWAY

Ornate original tiled hallway

#### OPEN PLAN LIVING ROOM

8.17m x 3.47m (26'9" x 11'4")

#### KITCHEN / DINER

6.07m x 3.16m (19'10" x 10'4")

#### UTILITY

1.42m x 1.65m (4'8 x 5'5)

#### TO THE FIRST FLOOR

#### LANDING

#### MASTER BEDROOM

4.59m x 5.29m (15'0" x 17'4")

#### BEDROOM TWO

2.83m x 3.57m (9'3" x 11'8")

Currently used as a dressing room

#### BATHROOM

2.18m x 2.11m (7'2 x 6'11)

#### BEDROOM THREE

3.16m x 3.84 (10'4" x 12'7")

#### GARDEN

Mature and private South facing garden with steps down to a patio area that benefits lane access and outside storage.

#### TENURE

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

#### COUNCIL TAX

Band - F

#### ADDITIONAL INFORMATION

Original Sash Windows to the front  
Feature fireplaces  
South facing garden  
Open plan living and kitchen areas  
Three double bedrooms  
Low maintenance Garden  
Loft potential

#### SCHOOL CATCHMENT

My English medium primary catchment area is Marlborough Primary School (year 2024-25)

My English medium secondary catchment area is Cardiff High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Y Berllan Deg (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)










## KIMBERLEY ROAD

PENYLAN, CF23 5AF - £450,000

 3 Bedroom(s)  1 Bathroom(s)  1194.00 sq ft

\* OFFERS OVER £450,000 \*

We are pleased to offer for sale this charming Victorian terraced house that exudes character and warmth. This delightful property boasts two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

With three spacious double bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. The property features a well-maintained bathroom, ensuring convenience and comfort for all residents.

Stepping outside, you'll find the convenience of on-street parking, making coming home a breeze. The south-facing low maintenance garden is a tranquil oasis where you can unwind after a long day or enjoy a morning coffee in the sunshine.

This Victorian gem is brimming with period features that add to its character and charm, creating a cosy and inviting atmosphere throughout. With a generous 1,194 sq ft of living space, there is plenty of room to make this house your home.

Don't miss the opportunity to make this lovely terraced house on Kimberley Road your own - a perfect blend of historic charm and modern comfort awaits you.

### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
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02920 499680  
Branch manager







Kimberley Road, Penylan, Cardiff

## Kimberley Rd, Penylan, CRF

Main Building: Total Interior Area 1194.38 sq ft



Ground Floor



1st Floor

0 4 8 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE



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