

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



AMESBURY ROAD  
PENYLAN





**LOUNGE**  
3.56m x 3.81m (11'8" x 12'6")

**DINING ROOM**  
3.73m x 3.53m (12'3" x 11'7")

**KITCHEN DINER**  
2.90m x 5.66m (9'6" x 18'7")

**BEDROOM ONE**  
4.70m x 3.35m (15'5" x 11')

**BEDROOM TWO**  
2.92m x 3.53m (9'7" x 11'7")

**BEDROOM THREE**  
2.95m x 2.95m (9'8" x 9'8")

**BATHROOM**  
1.93m x 2.57m (6'4" x 8'5")

**BEDROOM FOUR**  
3.38m x 5.08m (11'1" x 16'8")

**EN SUITE**  
1.96m x 2.57m (6'5" x 8'5")

**GARDEN**

**TENURE**  
Freehold, but this is to be confirmed by your solicitor

**COUNCIL TAX**  
Band - F










## AMESBURY ROAD

PENYLAN, CF23 5DW - £510,000

 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.

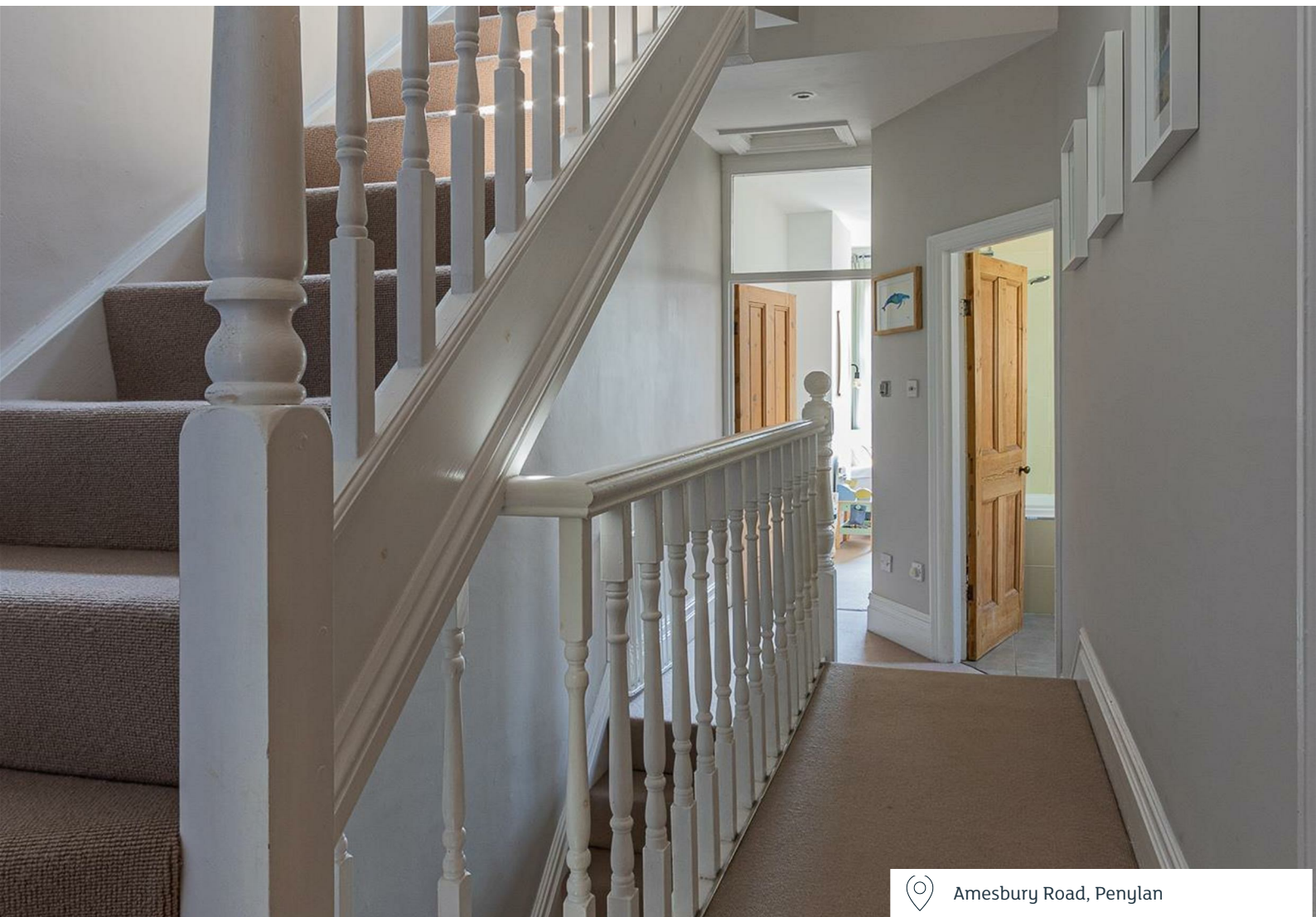


### PROPERTY SPECIALIST

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 Branch manager







Amesbury Road, Penylan

Amesbury Road, Penylan



Total Area: 126.7 m<sup>2</sup> ... 1364 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	63
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC