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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Cressy Road*

PENYLAN



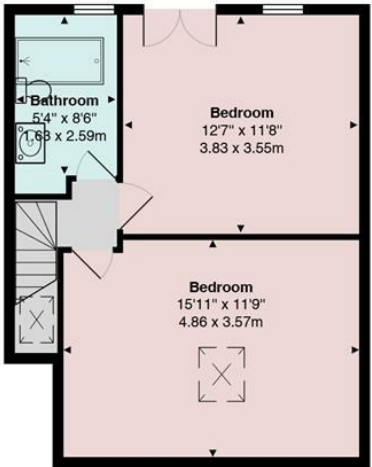
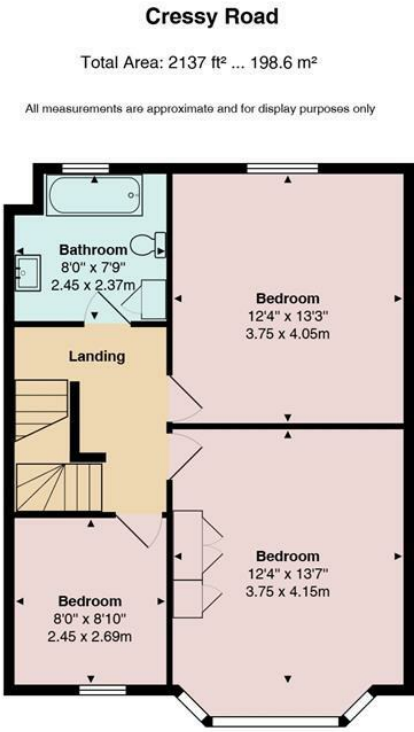
Beautiful, Immaculate five bedroom period home in prime location

Comments by Mrs Amanda Trinder



**Property Specialist**  
**Mrs Amanda Trinder**  
Senior valuer

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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



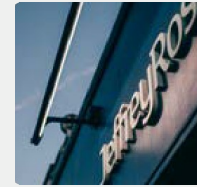
5 Bedroom(s)



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.

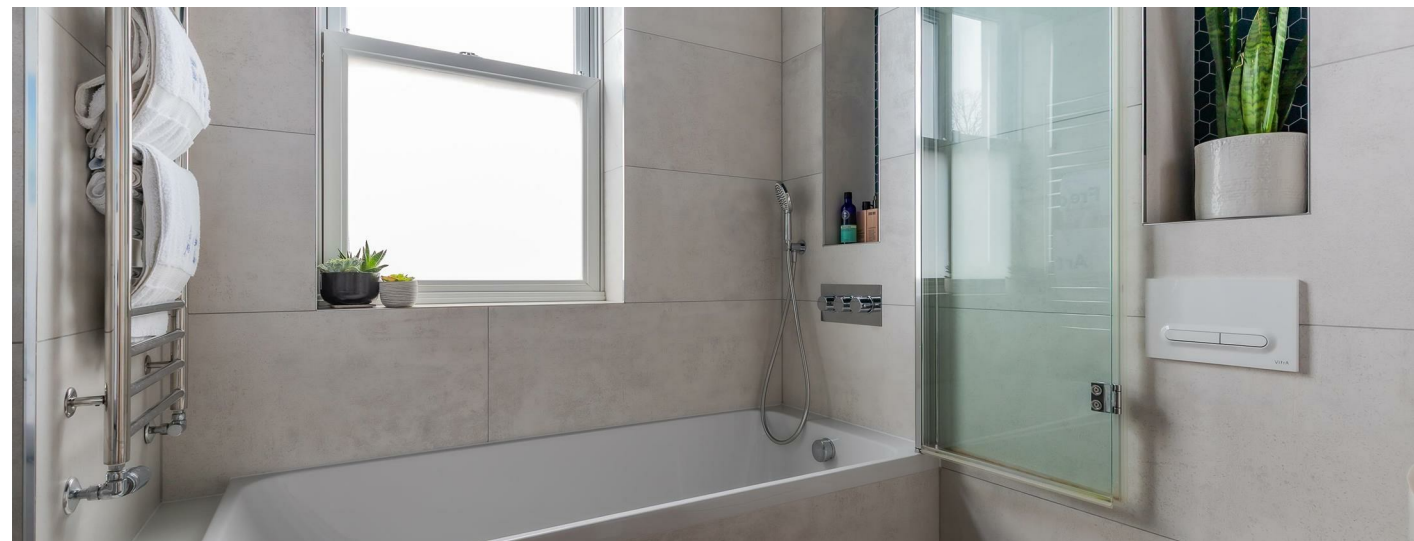
Situated in a prime location with easy access to local shops, parks, amenities as well as Cardiff City Centre.

EPC Rating: D  
Council Tax Band: F



|                                            |                                                      |
|--------------------------------------------|------------------------------------------------------|
| Entrance leading to Hallway                | Bedroom Four 15'10" x 11'7" (4.83m x 3.53m)          |
| Lounge 13'7" x 12'6" (4.14m x 3.81m)       | Bedroom Five 12'7" x 11'8" (3.84m x 3.56m)           |
| Living Room 20'8" x 14'5" (6.30m x 4.39m)  | Bathroom 5'4" x 8'6" (1.63m x 2.59m)                 |
| Kitchen 20'8" x 25'4" (6.30m x 7.72m)      | Garden                                               |
| Utility Room & Wc                          | Tenure                                               |
| Landing                                    | Freehold - To be confirmed by your legal advisor     |
| Bedroom One 12'4" x 13'7" (3.76m x 4.14m)  | Council Tax                                          |
| Bedroom Two 12'4" x 13'3" (3.76m x 4.04m)  | Band F                                               |
| Bedroom / Study 8' x 8'10" (2.44m x 2.69m) | School Catchment                                     |
| Bathroom 8' x 7'9" (2.44m x 2.36m)         | Marlborough Primary School<br>Cardiff High School    |
| Stairs Leading To                          | Ysgol Y Berllan Deg<br>Ysgol Gyfun Gymraeg Bro Edern |
|                                            | * To be confirmed by your legal advisor *            |









| 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<br>2002/91/EC |

