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CARDIFF

VALE

CAERPHILLY

BRISTOL

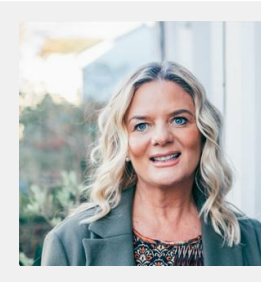


Barons Court Road

PENYLAN



Comments by Mrs Amanda Trinder



Property Specialist

Mrs Amanda Trinder

Senior valuer

amanda@jeffreycross.co.uk

Semi detached three double bedroom immaculate family home.

Comments by the Homeowner



35 Baron's Ct Rd, Penylan, CRF

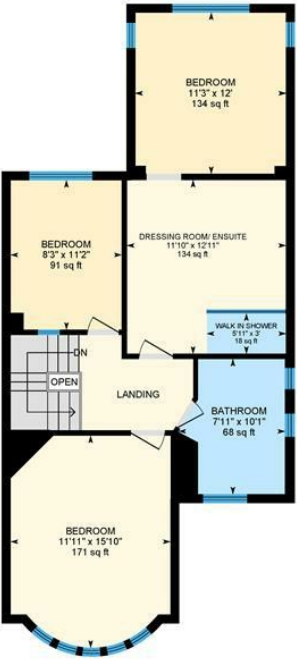
Main Building: Interior Area: 1559.93 sq ft



Ground Floor



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.



1st Floor





Barons Court Road

Penylan, Cardiff, CF23 9DG

£629,950

3 Bedroom(s) 2 Bathroom(s) 1571.53 sq ft



Contact our

Penylan Branch

02920 499680

This charming three double bedroom semi detached family home has been loving kept throughout. Benefiting from entrance porch, entrance hall with large under-stair storage, open plan kitchen/dining/day room, utility room, ground floor W.C. To the first floor there are three double bedrooms one with additional en-suite / dressing room or study space and a good size family bathroom. Outside there is a sunny rear garden, off road parking and garage. With close proximity to local, shops, schools and amenities and a chain free purchase this could be an ideal buy.

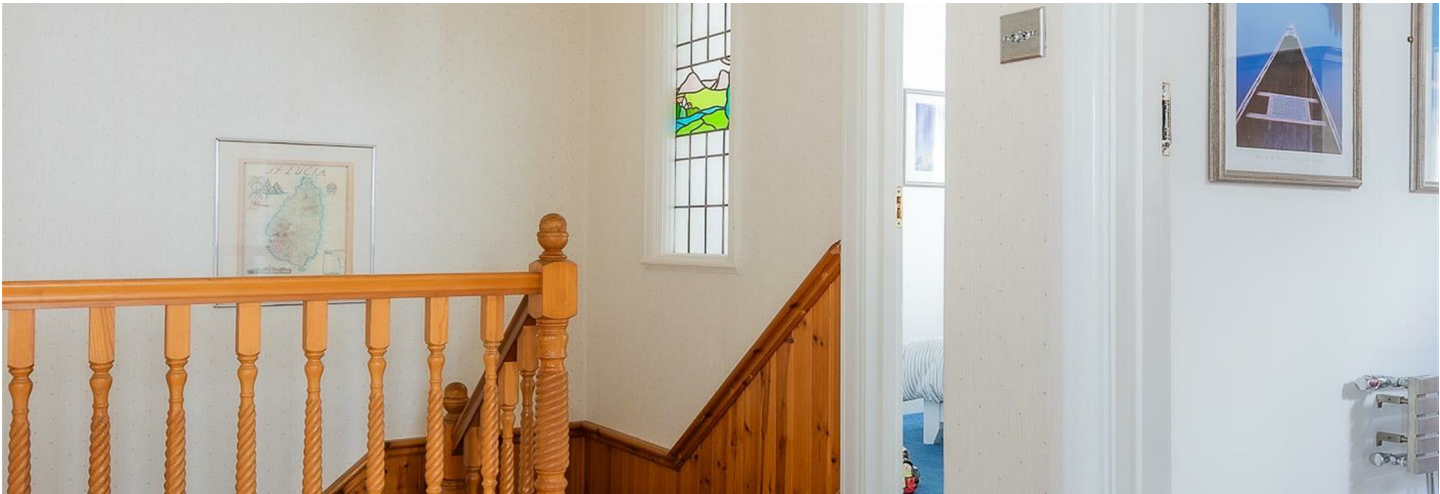
See below JR VR Tour

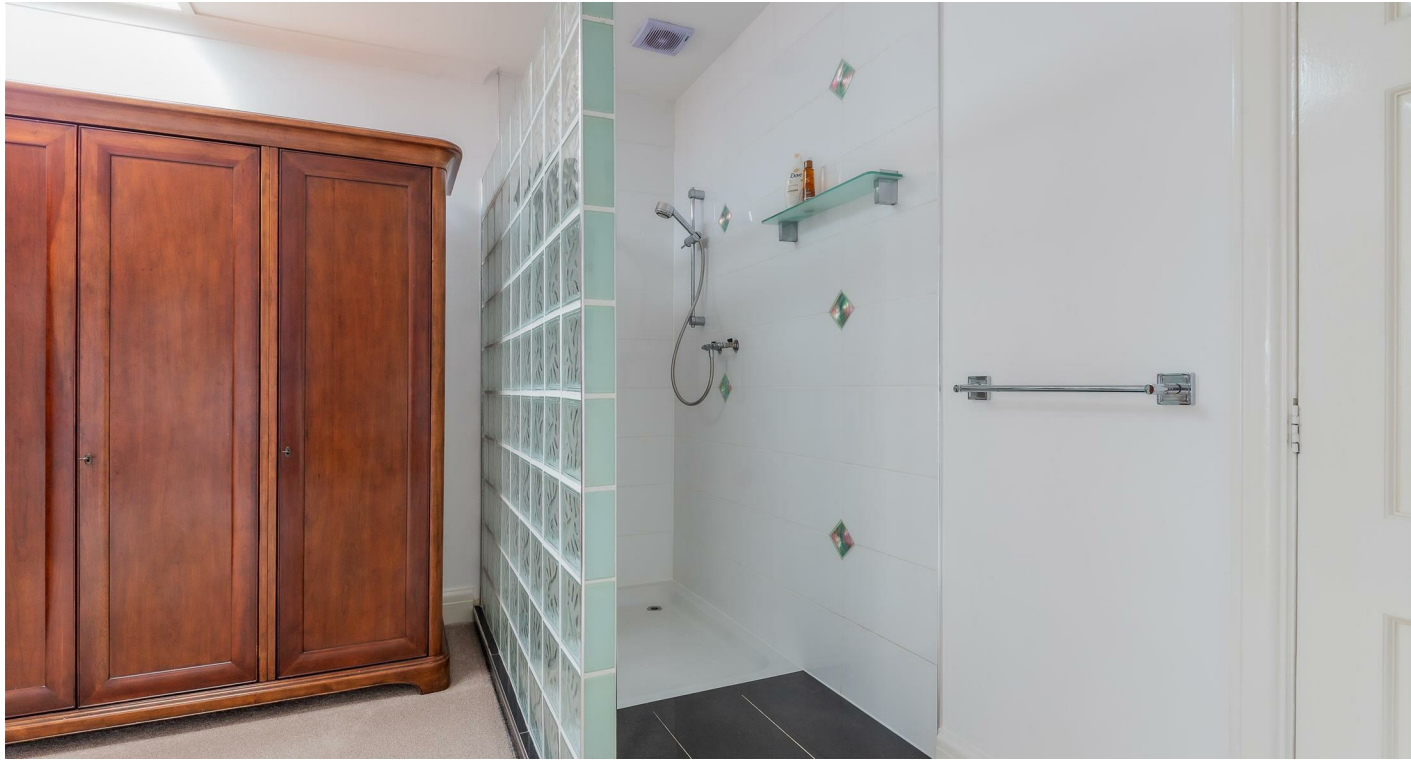
https://youriguide.com/35_baron_s_ct_rd_penylan_crf_gb





Entrance Porch	Dressing Room
Entrance Hall	Family Bathroom
Lounge 12' x 15'11 (3.66m x 4.85m)	Rear Garden
Kitchen 8'2 x 11'2 (2.49m x 3.40m)	Drive
Dining Room 12' x 12'11 (3.66m x 3.94m)	Garage
Utility Room 8'8 x 6'7 (2.64m x 2.01m)	Tenure
Ground Floor W.C 3'8 x 5' (1.12m x 1.52m)	Freehold - This is to be confirmed with your legal representative
Landing	Council Tax
Bedroom One 11'11 x 15'10 (3.63m x 4.83m)	Band G
En-Suite shower room	School Catchment Area
Bedroom Two 11'10 12'11 (3.61m 3.94m)	English medium primary catchment area is Marlborough Primary School (year 2022-23) Welsh medium primary catchment area is Ysgol Y Bertlan Deg (year 2022-23)
Bedroom Three 11'3 12' (3.43m 3.66m)	English medium secondary catchment area is Cardiff High School (year 2022-23) Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern (year 2022-23)
	To Be clarified by Cardiff City Council









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

