

# Amesbury Road

4 Bedrooms - Cardiff - CF23 5DX - £450,000 Freehold



FLOOR 1

**GROSS INTERNAL AREA**  
 FLOOR 1: 556 sq. ft, 52 m<sup>2</sup>, FLOOR 2: 492 sq. ft, 46 m<sup>2</sup>  
 FLOOR 3: 174 sq. ft, 16 m<sup>2</sup>, EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 64 sq. ft, 6 m<sup>2</sup>  
 TOTAL: 1222 sq. ft, 114 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Virtual Reality & 3D Scaled models of all of our properties for sale.  
 You can even walk around them on our website



**Pontcanna**  
 223-225 Cathedral Road  
 Pontcanna, Cardiff  
 CF11 9PP

**Roath**  
 38 Wellfield Road  
 Roath, Cardiff  
 CF24 3PB

**Llanishen**  
 54 Station Road  
 Llanishen, Cardiff  
 CF14 5LU

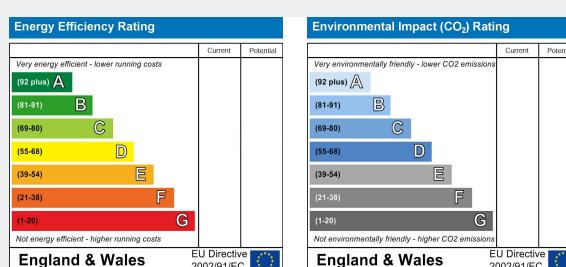
**Cathays**  
 89 Woodville Road  
 Cathays, Cardiff  
 CF24 4DX

029 2049 9680  
[info@jeffreyross.co.uk](mailto:info@jeffreyross.co.uk)  
[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

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**Entrance Hall**

**Lounge**

3.70m x 4.42m (12'1" x 14'6")

**Dining Room**

4.94m x 4.32 max (16'2" x 14'2" max)

**Kitchen**

3.22m x 1.95m (10'6" x 6'4")

**Bedroom One**

3.50m x 4.45m (11'5" x 14'7")

**Bedroom Two**

3.49m x 5.56m (11'5" x 18'2")

**Landing**

**Bedroom Three**

4.27 max x 4.10 max (14'0" max x 13'5" max)

**Bedroom Four / Study**

1.58m x 2.14m (5'2" x 7'0")

**Bathroom**

2.06m x 2.26m (6'9" x 7'4")

**Garden**

Enclosed rear garden with rear lane access.

**Tenure**

Freehold - This is to be confirmed with your legal representative.

**Council Tax**

Band F

**School catchment**

Marlborough Primary School (year 2020-21)

Note Howardian Primary catchment area yet to be established Applications are welcomed

Cardiff High School (year 2020-21)

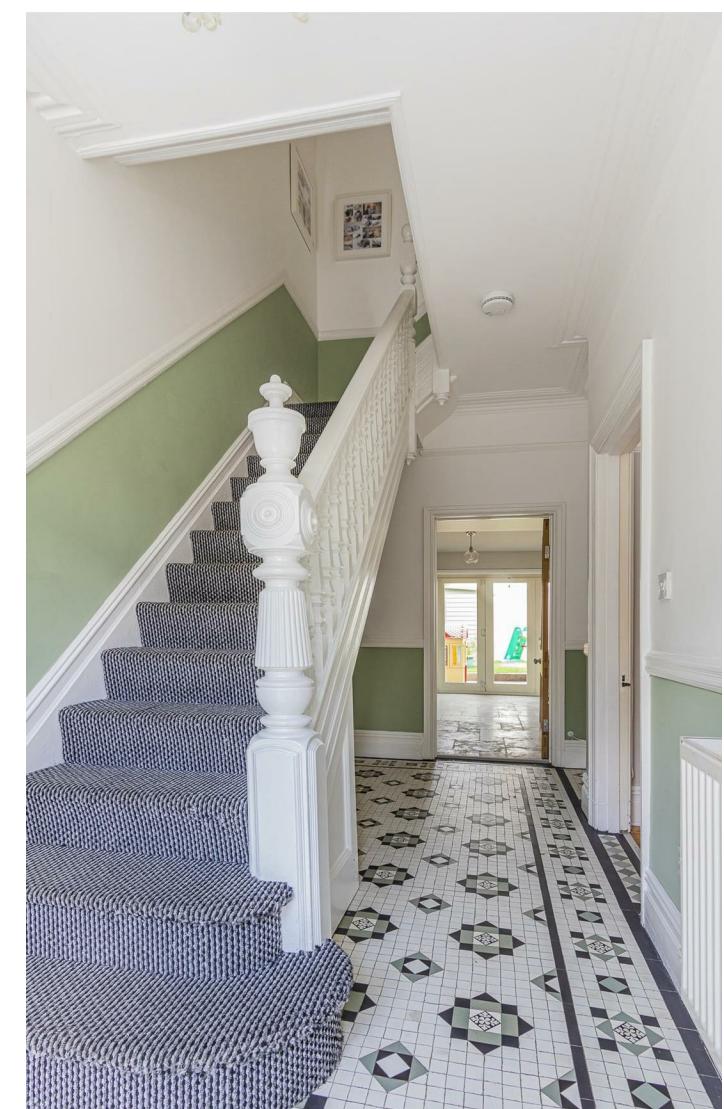
Ysgol Y Berllan Deg (year 2020-21)

Note Ysgol Hamadryad catchment area yet to be established Applications are welcomed

**Ysgol Gyfun Gymraeg Bro Edern**  
(year 2020-21)

**\*\*Subject to Change and Availability\*\***





\*\*\* Guide Price £450,000 - £460,000 \*\*\* Jeffrey Ross are pleased to offer for Sale this immaculately presented period style property situated in the sought after area of AMESBURY RD Penylan. This beautiful home comprises of entrance hall, lounge, Kitchen, dining room with bi-fold doors onto rear garden, three double bedrooms, fourth bedroom / study, first floor bathroom, rear garden with rear lane access and abundance of period features including original tiled entrance hall floor.

This house would make an ideal first time buy or family home. Situated within close proximity to local shops, coffee shops, parks as well as great schools such as Marlborough rd primary & Cardiff High School.

\* Check out our Virtual Tour online \*

- Immaculate Condition
- Period Features
- Sought After Location
- Open Plan Kitchen / Diner
- Rear Lane access
- Bi-Fold doors

sq ft

