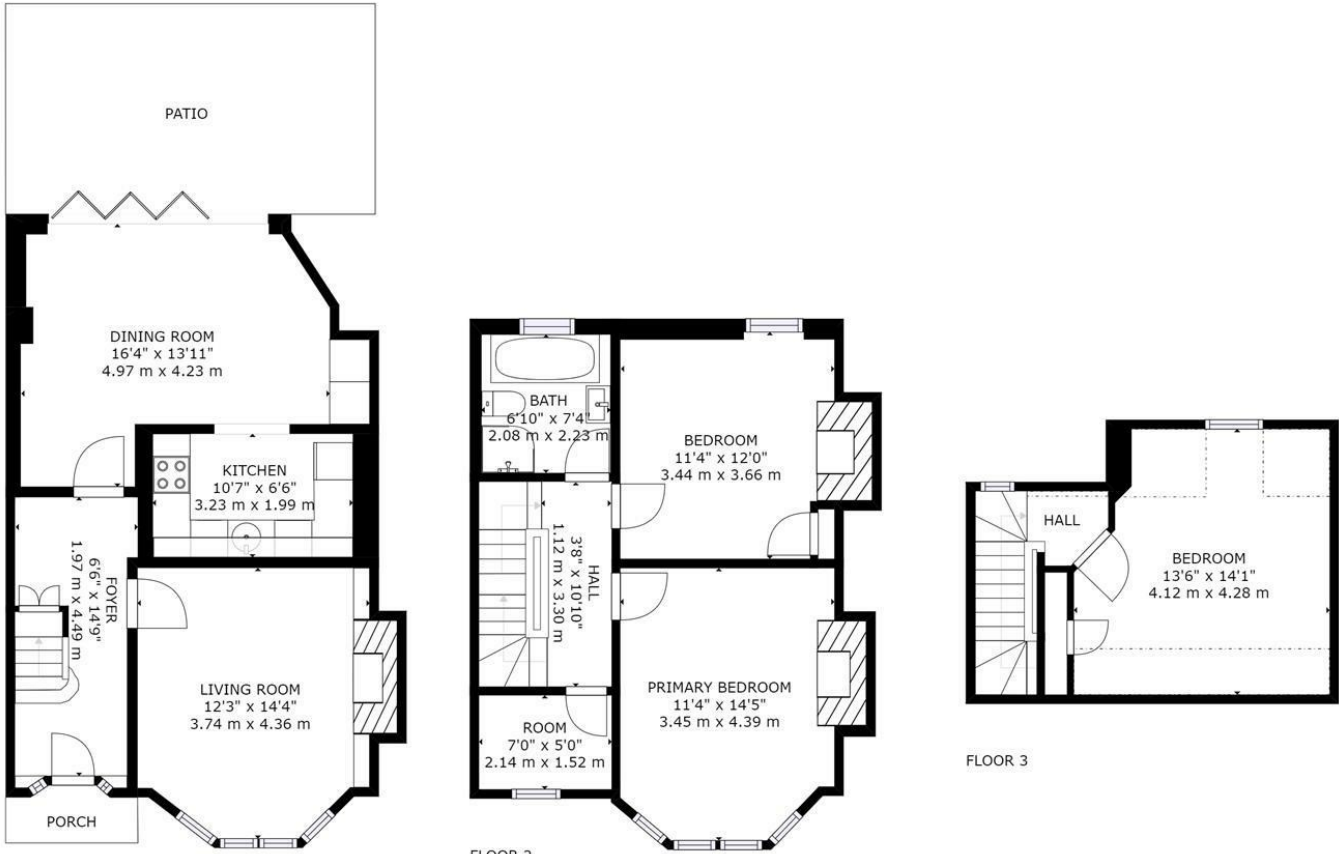


Amesbury Road

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



GROSS INTERNAL AREA
FLOOR 1: 556 sq. ft, 52 m2, FLOOR 2: 492 sq. ft, 46 m2
FLOOR 3: 174 sq. ft, 16 m2, EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 64 sq. ft, 6 m2
TOTAL: 1222 sq. ft, 114 m2
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



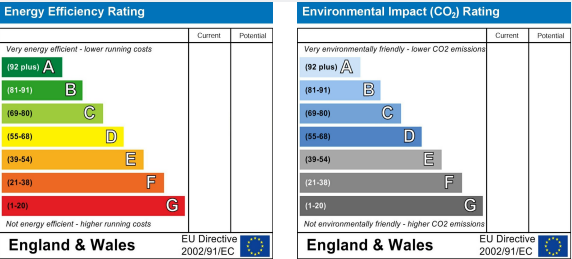
- Pontcanna**
223-225 Cathedral Road
Pontcanna, Cardiff
CF11 9PP
- Roath**
38 Wellfield Road
Roath, Cardiff
CF24 3PB
- Llanishen**
54 Station Road
Llanishen, Cardiff
CF14 5LU
- Cathays**
89 Woodville Road
Cathays, Cardiff
CF24 4DX
- 029 2049 9680
info@jeffreycross.co.uk
www.jeffreyross.co.uk

Jeffrey Ross Ltd. Register in England & Wales. Company No. 0641 1905 VAT No. 944 2898 82

Agency Disclaimer

Property particulars as supplied by JeffreyRoss Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of JeffreyRoss Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Data Protection: We retain the copyright in all advertising material used to market this Property.

JeffreyRoss



find us on





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

