



JeffreyRoss

Brandreth Road, Penylan, Cardiff, CF23 5NW

£320,000 Freehold

In Brief

Located on Brandreth Road in Penylan is this extended three bedroom family home. Offering good family space downstairs with a bright entrance hall, kitchen, large lounge, extended sitting room, WC, utility area, and extra reception room / converted garage. Upstairs you have three bedrooms, and family bathroom. Further benefiting from a good size rear garden, brick built storage shed / outbuilding and paved front drive way for a few cars off road. In need of some updating but situated in a sought after location close to shops, Roath Park and the M4 all with in a short distance. Great primary and secondary school catchment.



Front

Paved front driveway for two to three vehicles off road, side gate to rear,

Hall

Enter via double glazed door, carpeted floor, stairs to first floor, Radiator

Lounge 16'2" x 15'10" (4.94m x 4.85m)

Carpeted floor, uPVC double glazed bay window to front, radiator, fireplace, coved ceiling,

Kitchen 12'0" x 9'9" (3.66m x 2.99m)

Wall and base units, inset sink and drainer, space for fridge-freezer, space for washing machine, cooker, built in storage cupboard and pantry, door to sitting room, and door to

Rear lobby

Door to garden, utility area/ cupboard, door to reception room and

WC

Low level wc

Reception room 8'2" x 16'5" (2.51m x 5.02m)

Two uPVC double glazed windows to front and rear

Sitting room 10'5" x 22'0" (3.20m x 6.71m)

uPVC double glazed window to rear, patio doors to garden, two radiators, door to lounge

Landing

Carpeted floor, uPVC double glazed window to side, double cupboard housing water tank

Bedroom one 11'7" x 14'6" (3.54m x 4.43m)

uPVC double glazed window to front, carpet floor, radiator, built in wardrobes

Bedroom two 13'6" x 9'7" (4.13m x 2.94m)

Radiator, uPVC double glazed window to rear, carpeted floor

Bedroom three 8'11" x 9'10" (2.74m x 3.02m)

uPVC double glazed window to front, carpeted floor, radiator

Bathroom

Panel bath, power shower over bath, glass shower screen, low level WC, sink vanity unit, mixer tap, two uPVC double glazed windows to rear, tiled walls, heated towel rail, inset spotlights

Garden

Enclosed rear garden, paved patio, raised lawn with mature trees and bushes.



Storage outbuilding

Solid brick/block built structure, PVC door and window, currently used as

Tenure

Freehold, but this is to be confirmed by your solicitor

Council Tax

Band

School catchment

Lakeside Primary School (year 2017-18)

Lakeside Primary School (year 2018-19)

Cardiff High School (year 2018-19)

Cardiff High School (year 2017-18)

Ysgol Y Berllan Deg (year 2017-18)

Ysgol Y Berllan Deg (year 2018-19)

Ysgol Gyfun Gymraeg Bro Edern (year 2017-18)

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Additional information

Property is tenanted until 20th Feb 2018



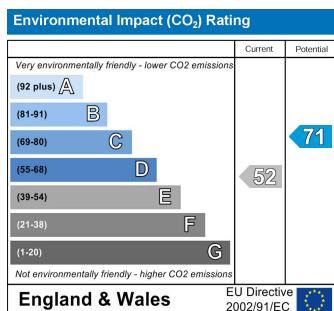
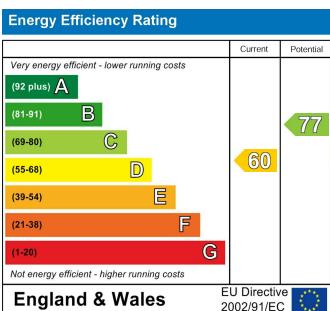
What we say?...

A good size family home in a great location.



Key Features

- Semi detached
- Parking for 2/3 vehicles
- Freehold
- 3 reception rooms
- 3 Bedrooms



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CF24 3PB
T: 02920 499680 (Option 2)

Llanishen
54 Station Road
Llanishen, Cardiff
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T: 02920 499680 (Option 3)

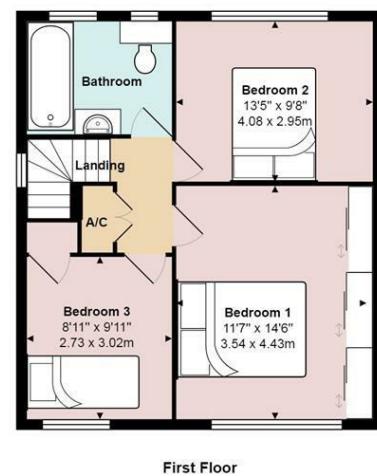
Cathays
89 Woodville Road
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T: 02920 499680 (Option 4)

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Legal bit...

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Brandreth Road



Total Area: 1409 ft² ... 130.9 m²

All measurements are approximate and for display purposes only