



ILTON ROAD

PENYLAN





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PENYLAN, CF23 5DU - £590,000

 6 bedroom(s)  3 bathroom(s)  1786.00 sq ft

Jeffrey Ross are pleased to bring to the market this bright, spacious beautifully presented six bedroom family home in the heart of Penylan. The property comprises of period entrance hall, bright and spacious lounge with open period fire and many original features including original cornice, modern open plan kitchen / dining room with French doors leading to the rear garden, utility Room and ground floor shower room. To the first floor there are three double bedrooms and one single bedroom currently used as a study as well as a modern first floor shower room. On the second floor there are an additional two double bedrooms and a modern family bathroom. Outside there is an enclosed rear garden with side access and off road parking to the front with an electric charging point.

Situated on a pretty treelined road with close proximity to local parks, shops and schools as well as a short walk to Cardiff City Centre.

PROPERTY SPECIALIST

Mrs Amanda Trinder
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Senior valuer







Energy Efficiency Rating

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

















ENTRANCE HALL

LOUNGE

4.43m x 4.25m (14'6" x 13'11")

KITCHEN AREA

3.40m x 3.96m (11'1" x 12'11")

Kitchen 3.40 x 3.96

Dining room 3.26 x 4.10

DINING AREA

3.26m x 4.10m (10'8" x 13'5")

UTILITY

1.71m x 1.87m (5'7" x 6'1")

GROUND FLOOR SHOWER ROOM

0.78m x 2.94m (2'6" x 9'7")

LANDING

BEDROOM ONE

4.09m x 4.23 into bay (13'5" x 13'10" into bay)

BEDROOM TWO

2.92m x 3.95m (9'6" x 12'11")

BEDROOM THREE'

2.96m x 4.00m (9'8" x 13'1")

BEDROOM SIX / STUDY

1.55m x 2.90m (5'1" x 9'6")

FIRST FLOOR SHOWER ROOM

2.71m x 3.01m (8'10" x 9'10")

SECOND LANDING

BEDROOM FOUR

2.68m x 4.28m (8'9" x 14'0")

Top floor rear

BEDROOM FIVE

2.96m x 3.34 (9'8" x 10'11")

Top floor front

TOP FLOOR BATHROOM

1.63m x 3.92m (5'4" x 12'10")

GARDEN

OFF ROAD PARKING

With Electric charging point

TENURE

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

COUNCIL TAX

Band F

SCHOOL CATCHMENT

My English medium primary catchment area is Marlborough Primary School (year 2024-25)

My English medium secondary catchment area is Cardiff High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Y Berllan Deg (year 2024-25)

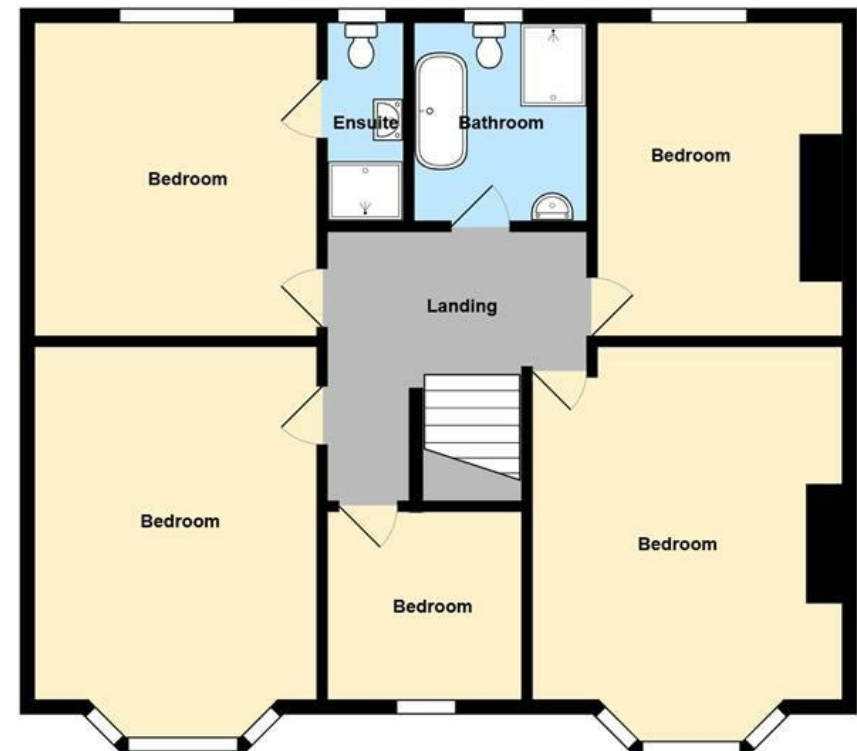
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)



End terrace, six bedroom, three bathrooms, Utility room beautiful condition and prime location.

Comments by Mrs Amanda Trinder

Waterloo Gardens



All measurements are approximate and for display purposes only

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Jeffrey Ross