

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



KIMBERLEY ROAD
PENYLAN



ENTRANCE PORCH LEADING TO HALLWAY

LOUNGE
4.24m x 3.51m (13'11" x 11'6")

DINING ROOM
3.56m x 3.53m (11'8" x 11'7")

KITCHEN DINER
3.07m x 6.20m (10'1" x 20'4")

LANDING

BEDROOM ONE
4.60m x 3.51m (15'1" x 11'6")

BEDROOM TWO
2.84m x 3.53m (9'4" x 11'7")

BATHROOM
2.18m x 3.23m (7'2" x 10'7")

BEDROOM THREE
3.07m x 2.90m (10'1" x 9'6")

GARDEN

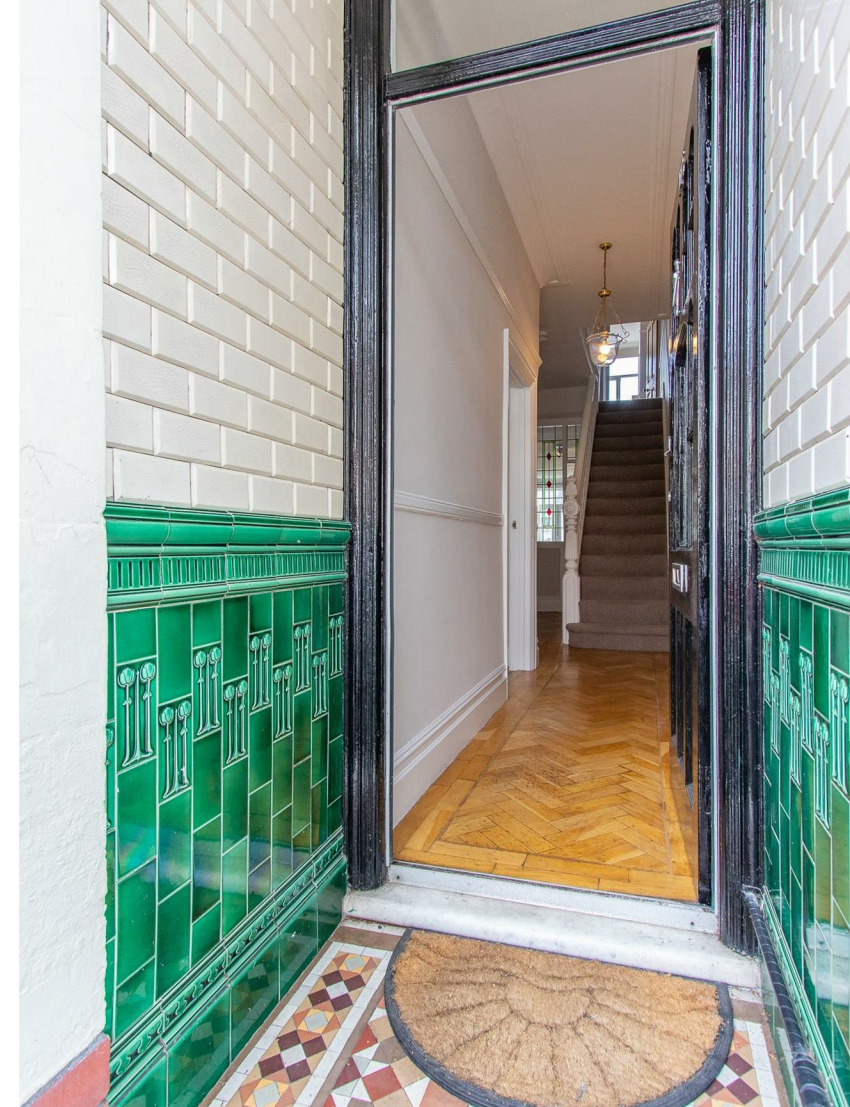
TENURE
Freehold, but this is to be confirmed by your solicitor

COUNCIL TAX
Band F

SCHOOL CATCHMENT
Marlborough Primary School (year 2024-25)
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

* Subject to availability *





KIMBERLEY ROAD

PENYLAN, CF23 5AF - £450,000



3 Bedroom(s)



1 Bathroom(s)



1162.00 sq ft

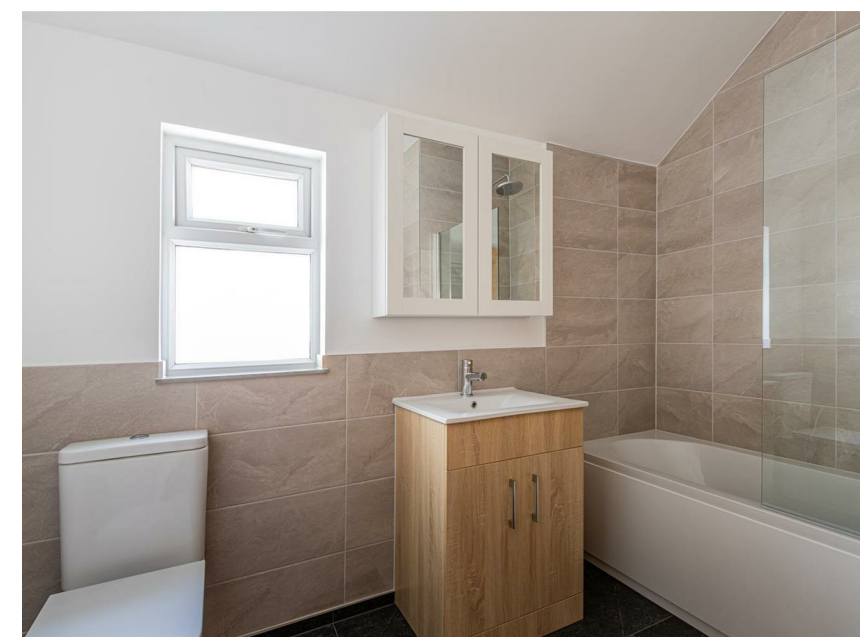
**** OFFERS IN EXCESS OF £450,000 ****

On one of Penylan's prettiest and most popular roads, Kimberley Road is this very well-presented, three-bedroom family home FOR SALE. Boasting a period entrance hall, front lounge, sitting room, a good size kitchen diner Upstairs are three bedrooms, all of which are a good-sized double bedroom and a modern bathroom suite with bath tub and shower over. Outside there is an enclosed rear garden with a sunny South facing aspect, storage shed, and rear lane access. This home offers a tasteful blend of both original & modern features such as stripped wood floors, fireplaces, tiled floors, and fitted kitchen. The property is located a short walk from Waterloo & Mill Gardens, as well as Wellfield & Albany Road high streets. This is also within a great school catchment, making it a super family home. Offered to market with no onward chain.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
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Branch manager





Kimberley Road, Penylan



Total Area: 1203 ft² ... 111.8 m²
All measurements are approximate and for display purposes only



Kimberley Road, Penylan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC