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CARDIFF

VALE

CAERPHILLY

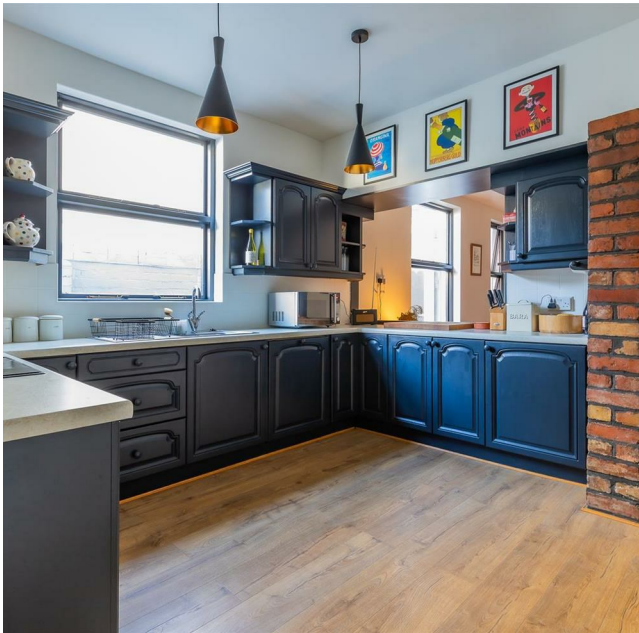
BRISTOL



*Kimberley Road*

PENYLAN





A great size period home on a super street

Comments by Mr Ramzy Bancroft



**Property Specialist**  
**Mr Ramzy Bancroft**  
Branch manager

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Comments by the Homeowner





# Kimberley Road

Penylan, Cardiff, CF23 5DL

Asking Price

£595,000



4 Bedroom(s)



1 Bathroom(s)



1818.00 sq ft



Contact our  
*Penylan Branch*  
02920 499680

Located on the ever popular Kimberley road in the heart of Penylan, is this stunning terrace house. Offering a perfect blend of space, features and comfort for family living. With an impressive 1,818 square feet of flexible living space, this property boasts a period entrance hall with original tiled floor, through lounge sitting room with wood floors and fireplaces, stunning dining room, fitted kitchen, utility area and ground floor WC. Upstairs there are four generously sized bedrooms, landing, bathroom and handy loft room.

The location is particularly appealing, set in a lovely neighbourhood that combines the tranquillity of suburban life with convenient access to local amenities, parks and Cardiff centre, as well as within popular school catchment, making this a super family home.





|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Hall              | Loft room                                               |
| Lounge            |                                                         |
| Sitting room      | Garden                                                  |
| Dining room       | School Catchment                                        |
| Kitchen           | Marlborough Primary School<br>Cardiff High School       |
| Utility Room & WC | Ysgol Y Berllan Deg<br>Ysgol Gyfun Gymraeg Bro Edern    |
| Landing           | *Subject to availability *                              |
| Bedroom 1         | Council Tax                                             |
| Bedroom 2         | Band G                                                  |
| Bedroom 3         | Tenure                                                  |
| Bathroom          | Freehold - To be confirmed by your legal representative |
| Bedroom 4         |                                                         |









| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 76                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 44      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

